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HOUSING ELEMENT



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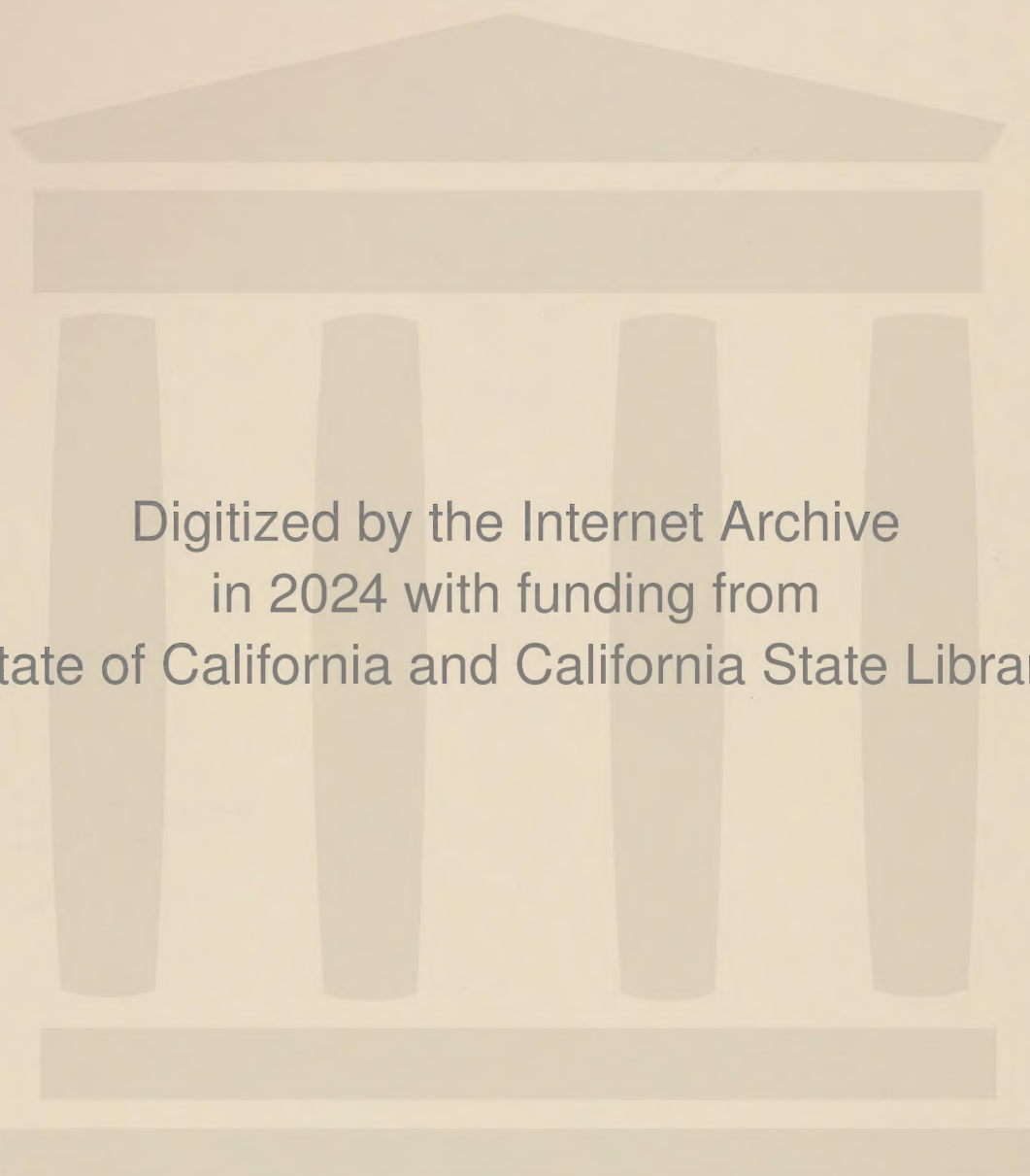
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UNIVERSITY OF CALIFORNIA

AN ELEMENT OF THE GENERAL PLAN

CITY OF ESCONDIDO

JULY 1979/AMENDED 1981



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H O U S I N G E L E M E N T

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I. INTRODUCTION/SUMMARY OF GOALS

The California Government Code, Section 65302(c) and California Health and Safety Code Section 41134 require that the Housing Element consist of a comprehensive problem-solving strategy responsive to the housing needs of the entire community. The essence of the housing element consists of provisions relating to the development and implementation of a housing program, in order to make adequate provision for the housing needs of all economic segments of the community.

As the major local housing strategy document, the housing element is intended to provide citizens and public officials with an understanding of the housing needs of the community, and to set forth an integrated set of policies and programs aimed at the attainment of defined goals. In attempting to attain the State mandated goal of providing decent housing in a satisfying environment, the Housing Element is also intended to promote closer coordination of local, state, and federal housing policies and programs, realizing that the attainment of overall housing goals depends upon the shared commitment of these levels of government.

Recognizing that Escondido is only a part of a general housing market area, the City must share with other localities a collective responsibility for meeting the housing needs of the total market area population. Therefore, the local housing element should respond to housing needs of a fair share of all those households who do not presently reside within the City but whose housing opportunities are nevertheless affected by the planning decisions of the City. According to the State Guidelines, the community to be served by the local housing element includes a fair share of those market area households who might live within the local jurisdiction if a variety of housing choices were available which met their needs.

SUMMARY OF CITY'S HOUSING ELEMENT GOALS

<u>Policies and Action Programs</u>	<u>Page Reference</u>	<u>Staff Responsibility</u>	<u>Anticipated DU's Over Next 3 Years</u>
1. Condominium Permit Expeditious new low/moderate condominiums	xx	City Planning	200
2. CDBG for off-site Improvements	xx	City Manager/ Engineering	70-120
3. Density Bonus	xx	City Planning	
a) Through existing PUA process			50-75
b) Through AB 1151 Implementation			20-30
4. Reduced Minimum Lot Size (From 6,000 to 3,500 square feet)	xx	City Planning	20-30
5. Section 8 New Construction	xx	City Manager	100 depending on HUD funding
6. Section 8 Existing	xx	City Manager	100 depending on HUD funding
7. Rehabilitation Assistance	xx	City Manager	35 depending on HUD funding

NOTE: The Areawide Housing Opportunity Plan which provided a basis for many of these goals, was formulated on the basis that Federal money would remain available to the City. Given the uncertainty of this assumption, the City's Housing Element goals should be directed away from reliance on Federal funds, and towards assisting the private developer in providing low cost dwelling units on a voluntary basis.

II. BACKGROUND

The City of Escondido, originally incorporated in 1888, began as a relatively isolated agricultural center which provided services to the agricultural and mining activities in the surrounding, nearby region. Throughout the first half of this century, the community experienced only gradual growth from decade to decade. By 1950, there were only 6,544 persons living in Escondido, and that year's Federal Census listed 2,225 dwelling units. Between 1950 and 1960, the rate of growth burgeoned, as the character of the City began to change. During this period, the City began a series of annexations that expanded its territory into the surrounding region, a process that was to aid in the future rapid growth of Escondido.

The 1960 population grew by 150% over that of 1950, reaching a figure of 16,377, and the number of dwelling units increased to 5,168. It was during this period that Escondido began a transition from an agriculturally-based community into an emerging trade and service center for North San Diego County. Between 1960 and 1970, Escondido's population increased by another 125%. In 1970, 36,792 persons resided in Escondido, and there was a total of 13,606 dwelling units. By this time, Escondido, the "hidden valley", could no longer be considered isolated. The communities of San Marcos and Vista to the west had incorporated as cities, and the City of San Diego had expanded its territory northward until it abutted that of Escondido. The communities of Rancho Bernardo and Los Penasquitos were growing and developing between Escondido and the urban core of San Diego, some 30 miles to the south.

Escondido's rapid growth continued into the 1970's, as its population reached 49,197, according to the 1975 special county-wide census. This represented a growth of 34% since 1970. The number of housing units increased to 19,793, but this growth since 1970 represented a significant change in the composition of new housing units completed. During the 1950's and 1960's, residential building activity consisted predominately of large single family housing tracts. Multiple family construction became active in the late 1960's and has

generally exceeded the number of single family units constructed during the 1970's. Escondido now dominates the multiple family sector of the market in the inland North County Area.

It is also necessary to note the importance that the mobile home sector of the local housing market had attained by this time. In 1970, there were 2,097 mobile homes within the City of Escondido. These units housed 3,690 residents, which was nearly 10% of Escondido's population at that time. By 1978, the number of mobile homes had increased to 3,621, housing an estimated 6,518 residents, or 11% of the population.

The history of Escondido's residential and economic growth has created the community's unique environmental characteristics. The well built older homes in the central area of the City provide a sense of heritage and community identity, which contrasts with the surrounding avocado and citrus groves dotted with residential estates. Despite the recent rapid growth in population, as well as in commerce and industry, a strong agricultural and country living tradition still prevails in the Escondido region today.

Citizen Participation

The citizens of Escondido, in cooperation with local governmental officials, have long been active in assessing and providing for the housing needs of low income residents of the community. In November, 1968, the Escondido City Council appointed a Housing Committee, composed of delegate members of community organizations, the City Council, and City Staff, and charged this committee with the task of determining the housing needs of the City of Escondido. This committee, with the support of volunteer citizen organizations, conducted a resident housing survey in an effort to identify the occurrence of deteriorating and dilapidated housing conditions in the older built-up part of the City. As a result of this survey, and an analysis of the present and future housing needs of the community, the committee concluded in their report, Escondido Housing, A Report (April, 1969), that a need did exist for low income housing in the

City of Escondido. The committee thus recommended that the City implement a comprehensive housing program that would use available federal assistance programs to provide additional moderate-priced housing in Escondido. This committee's report was also used as a support document in the preparation of the Escondido General Plan - 1990, which was adopted in 1970.

Following the recommendations of the Housing Committee, the City Council, in April 1970, appointed an Ad Hoc Housing Committee, composed entirely of local citizens, as the first step in the development of a housing program. This committee carried out a separate investigation into the feasibility of providing low cost housing in Escondido, looking into such aspects as the relative cost factors borne by the developer in the provision of housing and the impact of city building and subdivision codes on the cost of housing. This document was of a much more technical, practical nature than the preceding Housing Committee Report, which was primarily of a reconnaissance nature. The findings of the Ad Hoc Housing Committee, published in the Report of the Investigation into Escondido Housing (April, 1971), re-affirmed the need for moderate and low income housing in the Escondido community. The Ad Hoc Committee recommended that the City Council appoint a separate Local Housing Authority composed entirely of lay members, as provided for by California State Law. Both reports, Escondido Housing: A Report and Report of the Investigation into Escondido Housing, contained sections on the completion of an adopted Local Housing Element, and expressed the intentions that the data and conclusions contained within the reports be utilized by the City in completing the mandated Housing Element.

The role taken by the League of Women Voters, a citizen organization, in advocating a public response to the low income housing needs of Escondido should be noted. The League of Women Voters carried out a preliminary housing survey in 1968, the first one made in Escondido, and the data collected proved useful to the Housing Committee in their subsequent report. The League of Women Voters also carried out a survey of active housing authorities throughout

California, and their findings were included in the Ad Hoc Housing Committee's report.

As a result of the findings and recommendations of the Ad Hoc Housing Committee, the City Council in 1971 established a local housing authority empowered to initiate local housing programs and appointed five local citizens to this authority. However, in May, 1972, the City Council itself assumed the functions of the Housing Authority, and appointed an Ad Hoc Technical Housing Committee for the purpose of finding means by which the City could provide low cost housing for the elderly. This Ad Hoc Committee was able to develop plans and to engage a nonprofit sponsoring organization for the construction of a senior citizen's housing project during 1973. Financing for the project was obtained by means of a mortgage insured by the Department of Housing and Urban Development under the FHA 221(d)(3) Program, and in November, 1974, the voters of Escondido approved the lease of a five (5) acre city-owned site on which to construct the project. This 132 unit project, incorporating a one story quadraplex design, was completed and ready for occupancy by the fall of 1977.

In April, 1975, the County Housing Authority assumed future responsibility for administering the City's local housing assistance programs.

Citizen participation in this element is found in the findings and recommendations of these citizen groups. Additional input is also provided through the environmental review and public hearing processes prior to adoption.

III. REGIONAL RELATIONSHIPS

The Regional Housing Market

The San Diego County Regional Housing Market, of which Escondido and its environs is a component part, has in recent years been subjected to strong demand pressures as a result of a continued high rate of population growth. In recent years, the local economy has become more diversified in nature, becoming less reliant on the military and the fluctuating conditions of the aerospace industry and related defense contract operations. The highly mobile military population and a high rate of immigration from other areas of the country exert strong demands on the regional housing market. An important component of this immigration are retired persons who are attracted by the region's mild climate. Many of these retired persons originally came to the San Diego region while on military duty, and chose to return here after completing the working years of their lives.

The San Diego region increased in population by 22% between 1970 and 1977. The total number of housing units increased by 34% during this same period. This excess of new housing over population growth illustrates the accelerated rate of new household formations. With the coming of age during the 1970's of those born during the "post-war boom" there is currently a high rate of new household formation by those between 20 and 30 years of age. This condition is working together with the current trends of delaying marriage, the rising divorce rate, single households, and the large proportion of retired elderly households to form a high demand for new housing in the region. Concomitantly, the median household size in the County has shown a significant decline in recent years, a factor which adds to the overall demand for housing.

Construction trends in the San Diego region have fluctuated to some degree during the 1970's. The early part of the decade was typified by a boom period in housing production, partly in recovery from an earlier recessionary period.

During the early 1970's, multifamily construction was predominant, especially condominium units; the first time this type of home ownership became significant in the region. This period of rapid construction was followed by a slump in building activity in the middle years of this decade (1974-1975), brought on in part by previous overbuilding, the general recessionary trends in the economy, and the high cost of mortgage money. Since 1976, residential construction has made a relatively strong comeback, marked by a high proportion of single family home completions. During this period, real estate prices have exhibited a severe inflationary spiral, due to an extremely heavy demand for new housing, and in part due to the effects of speculation. Many families are currently priced out of the home-buying market due to this trend, which has affected new as well as older housing.

In order to phase future regional growth with public services, the San Diego County Board of Supervisors is presently considering a regional growth management plan, intended to complement the growth management policies now being considered by the City of San Diego. The County's proposed regional growth management strategy calls for the location of future growth in areas most nearly adjacent to existing public services and facilities. The eventual incorporation of various County communities, such as Valley Center, is recommended, in order to provide local financing for the public facilities necessary to serve future growth. Potential growth areas throughout the County are identified, and rated as to their desirability for growth. If the policies of this growth management plan are adopted, they could have an effect on growth in the unincorporated fringe areas within the Escondido Planning Area, as well as increasing growth pressures in areas within the present City limits of Escondido. The City of Escondido may be required to respond to pressures for annexation of adjacent fringe areas impacted by residential growth, with the necessity for extending City services and utilities to these areas. This will require the City to assess the long term fiscal impact of these service extensions, in light of overall General Plan goals relating to the growth of the City.

The Inland North County Area

Escondido and its environs are not isolated from the dynamics of the Regional Housing Market. However, the distance between this area and the core San Diego Metropolitan area to the south, and the North County coastal area to the west, does indicate a considerable degree of autonomy in the housing market of Escondido and its neighboring communities. For purposes of this discussion, this may be called the "Inland North County Housing Market".

The northern portion of San Diego county, known as "North County", forms a distinct subsection of the county housing market, subject to its own population growth pressures and environmental constraints. With the projected expansion of various industrial centers ranging from the coast inland to the vicinity of Escondido, and the attractiveness of the natural environment, this part of the County is projected to experience the most rapid population growth rate of the entire San Diego County. However, current limitations on growth in specific areas due to lack of capacity of public facilities are likely to lead to region-wide policies regarding the location and phasing of future growth in North County, and may exert significant development pressures on the City of Escondido.

Various development limitations have been imposed in communities surrounding Escondido during the past year due to the lack of additional capacity in local sewage treatment plants. These limitations have been imposed in areas served by various independent sanitation districts, including the neighboring communities of Vista, San Marcos, Carlsbad, the coastal communities of Leucadia, Encinitas, and Cardiff, and also the inland community of Poway. Only the cities of Oceanside and Escondido, which operate their own sewage treatment facilities, have adequate capacity to accommodate additional growth at the present time. Until governmental approvals can be obtained to expand the sewage treatment facilities that serve the various unincorporated portions of North County, a significant degree of pressure for new development may be expected for the immediate future in Escondido.

San Marcos

The City of San Marcos, like Escondido, began as a small rural and agricultural community, and did not experience the pressures of rapid growth until the 1960's. This rapid development has continued, with San Marcos experiencing the most rapid growth of any city in the County since 1970, increasing by 211% between 1970 and 1977.

Recent residential construction in San Marcos has been primarily single family subdivisions and adult mobile home parks. Development of apartments and condominiums has not been very successful in San Marcos. San Marcos has an industrial area containing a number of manufacturing firms, and land is available for expansion of industrial employment in the future. A rapid rate of population growth is projected for San Marcos, and residential completions may be expected to consist primarily of single family homes and mobile homes. San Marcos will continue to provide housing opportunities most similar to that of Escondido in terms of price, type, and proximity to employment.

Vista

Vista is a city of about 30,000 which has undergone a transition from a county agricultural community into a growing bedroom community. Development ranges from semirural estate through single family tract development, including an older area of apartments and mixed land uses. Most of the multifamily and mobile home development in Vista is relatively recent and should continue to increase rapidly. Tract development in this city will probably experience a moderate growth rate.

City of San Diego

The rapidly growing communities within the northern incorporated area of the City of San Diego make a significant contribution to the housing market of the inland North County area. These new communities, which began in the mid 1960's and were rapidly developed in the 1970's, include Rancho Bernardo, Rancho Penasquitos, Mira Mesa, and the Scripps Ranch.

Rancho Bernardo is a community lying closest to Escondido to the south. It developed under a private master plan into an attractive, primarily retirement-oriented community. Single family homes are predominant, but there is also a significant proportion of adult-oriented condominium and apartment projects. Housing developments are in the upper middle to high price ranges. Recent completion of the Rancho Bernardo trunk sewer line to Escondido's Hale Avenue Treatment Plant will allow for additional growth in the Rancho Bernardo area. Several thousand additional housing units are planned for the community in the future.

The Rancho Bernardo Industrial Park contains several major firms, and is a significant employment center for both the North County and San Diego area. Substantial growth in employment is projected for this area, which will undoubtedly exert a demand for moderate-priced housing in the Escondido area.

The Penasquitos area, to the south of Rancho Bernardo, offers single family units in a middle to upper middle price range. Also, there is a more significant concentration of multifamily and rental units that could compete with similar units in Escondido. Construction of single family housing in Rancho Penasquitos has been occurring at a relatively fast pace in the last two or three years.

The Mira Mesa and Scripps Ranch areas, located about 15 miles south of Escondido, contain single family developments generally in a moderate to middle price range. Growth in these developments has responded in part to employment growth in the Kearny Mesa and Miramar areas lying to the south. However, the production of additional moderately-priced housing could have a marginal impact in competing with similar priced housing in Escondido.

The City of San Diego's growth management strategy is of particular importance. This policy of "managed growth" proposes the infilling of the older developed areas of San Diego, along with the

phasing of residential growth in the newer areas of the City. When adopted, these growth management policies may require revisions in plans for future development of areas such as Rancho Bernardo and Los Penasquitos, which may create additional development pressures in the Escondido Planning area. It will be necessary for the City of Escondido to anticipate the probable consequences of growth management policies adopted by the City of San Diego, and to undertake measures to accommodate any resultant dislocation of residential growth.

Unincorporated County Areas

The unincorporated areas of San Diego that are adjacent to the City of Escondido include the communities of Poway, San Dieguito, Ramona, and Valley Center. These areas exhibit a wide range of development patterns, from high density multifamily development to low density rural estate and agricultural uses.

Of all the neighboring communities, residential growth in Poway is the most similar to that of Escondido. This area has increased in population by nearly 150% since 1970, having the most rapid growth of any unincorporated community in San Diego County.

Development has consisted primarily of single family subdivisions, with some construction of multifamily units. With no major employment centers, Poway is essentially a bedroom community within the San Diego metropolitan area. Much of the rapid growth in Poway has probably been due to the implementation of various growth management policies within the City of San Diego since about 1970. The further adoption of phased growth measures in San Diego may require the revision of population and development goals in Poway. A significant amount of new construction, competing in price and type with that in Escondido can be expected to occur in Poway.

The San Dieguito area lies to the southwest of Escondido and is generally separated from Escondido by rugged, mountainous terrain. This community has also experienced relatively rapid residential growth in the past few years. While much of the development here is

typified by the exclusive Rancho Santa Fe area, with its large country estates surrounded by citrus and eucalyptus groves, there has been a significant amount of high density condominium development along the coastal areas. Due to this area's rather distinct geographical separation from Escondido, there is apparently little economic interaction between these two communities, and development would appear to have little impact on the inland North County housing market.

The communities of Ramona and Valley Center, bordering the Escondido Planning area on the southeast and northeast respectively, are largely rural and sparsely populated, in which agricultural and ranching uses predominate. The only intense land uses are small town centers with a cluster of local commercial firms. The rate of population growth has increased in recent years, spurred by the relatively low cost of land and widespread parcel splitting. However, growth in these areas in the future is not expected to be substantial. Large areas of rugged terrain, the limitations on the effectiveness of septic tank system, and the lack of public sewerage systems will act as constraints on future intensified growth. These areas will continue to contribute to the local market for large lot estate development, similar to that of the fringe areas of Escondido.

IV. HOUSING NEEDS

The assessment of housing needs involves an analysis of both the housing stock and households. The immediate need is based on the suitability of existing housing stock for the present population, while the future need projects household growth for five years.

Existing Need: Summary of Existing Conditions

As of January, 1978, the City had 23,750 total dwelling units, housing an estimated 58,500 persons. A continuing demand for multifamily construction has increased the percentage of this type of housing from 21% in 1970 to 34% in 1978. The share of single family units has dropped from 65% in 1970 to 51% in 1978. Mobile homes have maintained a relatively steady share of the housing stock at 16%. (See Table 1 and Table 10.)

Household size varies according to the housing type, with averages of 3.1 persons per household in single family units, 2.0 persons per household in multifamily units, and 1.8 persons per household in mobile homes. The overall average household size has declined from 3.0 in 1965 to its present average of 2.5 persons per household. This trend is expected to continue leveling off in the next decade at about 2.3 persons per household. This reduction in household size acts to increase the demand for housing units, and alters the type of unit desired.

The current vacancy rate is low, averaging between two and three percent. The rate is about 5% for multifamily units, which are predominantly rentals, and near zero for mobile homes, which are nearly all owner occupied. (See Table 1.)

Housing Characteristics

Condition of Housing

The housing stock is generally in good condition in both the City and unincorporated areas of the General Plan Area. Only 600 units, or 3% of the housing in the City are considered to be substandard, and in need of some form of rehabilitation, and only 75

units are considered dilapidated and requiring replacement. Nevertheless, there are areas with significant concentrations of deteriorating and dilapidated units, particularly adjacent to the older downtown area. (Figure 4.) The area bounded by Centre City Parkway on the west, Lincoln Avenue on the north, Ash Street on the east, and Fifteenth Avenue on the south has about 6% substandard housing. Many of these are single family units on land designated for commercial or high density residential uses, and will eventually be removed for future private development.

Age of Structures

The housing stock in the City is relatively new, with about half of the units, including most of the multifamily units being less than ten (10) years old. Another twenty-five percent (25%) of the housing is between ten (10) and twenty (20) years old, and fifteen percent (15%) is between twenty (20) and thirty (30) years old. Only about ten percent (10%) of dwelling units are over thirty (30) years old.

The Vacancy Rate

The 1975 census indicated an overall City vacancy rate of 6.9%. Units available for rent constituted 3.9% of the total housing stock, and units for sale totaled 1.5% of all the City dwelling units. Another 1.5% were vacant units but were not available because they were either under construction, or for seasonal use.

A more recent survey of inactive utility meters and a postal vacancy survey, each conducted in November, 1977, by the Escondido Planning Department, indicated a much lower vacancy rate of about 2% and 3%. A rate between 5% and 8% is considered normal, while a 3% to 5% rate is the minimum required before the price of housing is artificially and unnecessarily increased, and housing choice is diminished, especially among the low and moderate income households.

Cost and Affordability of Homeownership

A combination of factors have resulted in a doubling of the cost of housing between 1972 and 1978. Land costs are high due to increased demand and coupled with the shortages of developable acreage in parts of the County. General inflation has also significantly fed this increase by boosting the cost of materials and labor. Since income has in no way kept up with these increases, the affordability of housing has been significantly reduced.

The ability to become a homeowner is now limited to a very small minority of households. Based on local sales data for 1978, the average house in Escondido costs \$60,000 to \$70,000, with the lowest priced housing unit costing approximately \$45,000. The lowest priced unit normally required a 10% down payment, resulting in a monthly obligation of between \$450 and \$500 which includes mortgage payments, taxes, and insurance. Assuming that no more than 25% of gross income should be spent for housing, this obligation requires an annual gross household income of about \$24,000. Only about 10% of the households in the General Plan Area have this level of income.

Those who have been homeowners for a least five years and have accumulated equity in their present home have escaped this dramatic rise in the cost of housing, and do not necessarily need such a high income to remain homeowners. Nevertheless, the increase in their obligation is predicated on rising taxes, maintenance, and insurance costs.

Rentals

Of the City's 8,000 rental units in 1975, based upon the special census, 75% were in multifamily structures, and only 2% were mobile home units. It is estimated that about 40% of the housing units in the City were renter occupied in 1975. Most rentals are in the older or higher density areas of the City, namely north and south of the East Valley Parkway commercial strip, and in the vicinity of South Escondido Boulevard.

Although rental rates have risen significantly, the increases have been more in line with overall inflation. A 1978 survey showed that rent for the average one bedroom unit was \$200, with two bedrooms being \$250, three bedrooms around \$350, and four bedrooms around \$450. Units of three bedrooms or more rent at significantly higher rates since many are single family homes or condominium projects.

As of 1975, 31% of all renter households were paying more than 25% of their income for rent; most were paying in excess of 35%. Included in this group were 40% of the elderly renter households and 26% of the large family renter households (five (5) or more persons).

Housing Preference

Apartment and condominium living has become increasingly popular in the past decade. Locally, multifamily construction has exceeded single family construction in seven (7) of the last eight (8) years, since 1970. The reasons for this shift are both economic and demographic in nature. Single family homes are becoming increasingly more expensive, and the family size continues to fall due to the low birth rate, later marriages, the high rate of divorce, more single households, and the growing number of elderly. Smaller households are more likely to locate in multifamily housing because of their reduced space requirements.

Mobile Homes

Mobile homes have become well established as an alternative form of housing. Newer parks have full recreational facilities and ample landscaping, and they can foster a strong sense of community identity. Most are retirement oriented with only a few permitting children.

Almost all units are owner occupied on a rented space basis, with the exception of a cooperatively owned park. New coaches average about \$10,000 to \$12,000 for single wides, which are not allowed in some newer parks, and \$20,000 to \$25,000 for double wides. Some used mobile homes can cost as much or more than new coaches when occupying

a rental space, depending upon the desirability of the location. A low vacancy rate has made desirable spaces very valuable when the coach is sold, and space rentals range in price from \$60 to \$190 per month.

Concern has been expressed regarding the fiscal impact of mobile home developments. Mobile home owners pay a license fee in lieu of property taxes, paid at the rate of 2% of the depreciated value of the unit. On a \$20,000 coach, the fee would be about \$400 when it is new and \$100 after eight (8) years. These license revenues are distributed according to a fixed state formula under which the City, County, and School District receive a one-third share. Compared to conventional property tax revenues, this formula is favorable to the City but unfavorable to the County and School Districts. Special districts receive none of these license fee revenues.

It is difficult to assess the fiscal impact of additional mobile home parks or subdivisions in comparison to conventional housing construction, due to the recent skyrocketing of conventional housing values, and the strong possibility of a change in the method of taxation of mobile homes. However, under existing conditions the loss of revenues to the City appears minimal. A shift to real property taxation of mobile homes should be supported, so that other local taxing jurisdictions receive their fair share. Depending on the value placed on mobile homes by the local assessor, real property taxation would probably not place a greater burden on mobile home residents, due to their eligibility for the homeowners' tax exemption.

In spite of significant improvements in construction standards, mobile homes in most cases still have a shorter lifespan than conventional construction. As such, they cannot be thought of as a panacea to solving the need for low cost housing. However, their continued popularity can be attributed to their value as an alternative for young families who cannot yet afford to purchase a conventional home, or more importantly as a moderate cost, low maintenance, retirement lifestyle. Since design controls can now

result in an attractive mobile home development, the value of this alternative form of housing must be carefully weighed against unfavorable aesthetic considerations, or the possibility of revenue losses.

Condominium Conversions

With the increasing popularity of condominiums has come the practice of converting apartments to ownership units. Even though the City has received numerous applications for condominium conversion approval, in actuality, only four (4) apartment projects are currently offered for sale.

In 1980, the vacancy rate for the County of San Diego was 4.5%. For Escondido during the same period the vacancy rate was 7.7%*. This rental vacancy rate provides for an adequate choice of comparably priced and similar sized rental units for any displaced tenants.

(*County Data Base, County of San Diego, June 1980. Note: Percent Vacant is total vacant units expressed as a percent of single family units plus multi-family units.)

If the vacancy rate were to drop to a level approaching 5% and an adequate choice was not available, the City would have to evaluate measures that would either provide restrictions on conversions or offer other alternatives for tenants who could not purchase a converted unit.

A new ordinance effective August 7, 1981, provides for a streamlined Condominium Permit process. The prior PUA process required that certain findings had to be made for approval relating to project design. The new Condominium Permit accommodates both new and converted units which comply with all development standards of the zone. Where they meet these standards, they would be eligible for approval. If density bonuses or other variations from development standards are requested (i.e., setbacks, open space) the PUA procedure would be required, rather than the Condominium Permit process. This

new streamlined condominium processing, coupled with units built to minimum development standards could provide new lower cost condominiums.

If the present pace of condominium development occurs in the next three years as many as 200 such condominiums in the moderately priced range may be developed under this process within the subject time frame.

Household Characteristics

The characteristics of households which influence the quantity and quality of housing needs include family size, income, age and sex of household head, and ethnicity. These and other housing related characteristics are discussed below and are shown in the tables and figures following the text.

Income

The median income in the City of Escondido was \$9,660 in 1975, compared to \$10,990 for the entire County. One-half of all households in the City earned less than \$10,000, while one-fourth earned less than \$5,000. This low median income would be expected in an area with a higher proportion of retirees, which is found in Escondido. It must be noted, however, that 38% of residents did not respond to the income question in the 1975 Special Census, so these figures may not be totally accurate.

The Federal Community Services Administration establishes poverty level guidelines for the purpose of qualifying for Federal poverty programs. The March, 1976, Guidelines list the poverty level for one person as \$2,800 per year. This level increases by \$900 for each additional family member so that the poverty level for a family of four is \$5,500 per year. Based on cross tabulations performed by the San Diego County Planning Department, the following findings about poverty levels within the City of Escondido have been determined:

1. 11.5% of the total households responding had an elderly head and had incomes below the poverty level.
2. 8.2% of the total households responding were small families living below the poverty level.
3. 2.2% of the total households responding were large families living below the poverty level.

A single person living at the poverty level and spending 25% of his income for rent could afford only about \$58 per month for rent. A family of four living at the poverty level and spending 25% of their income for rent could afford only about \$114 for rent. Figure 5 shows the percentage of households living below the poverty level for each census tract within the City of Escondido. The higher concentrations of poverty correspond to the older and higher density areas, and to the abundance of mobile homes near the east end of East Valley Parkway.

Cross tabulations for the County portion of the planning area are not available. This prevents determination of the percent of population living below the poverty level in the County area. However, a comparison of overall incomes of the City with those of the County planning area suggest that a lower porportion of the County planning area population is living below the poverty level.

Overcrowding

The Californina Statewide Housing Element establishes criteria that a housing unit is overcrowded if there is less than one room per person. The 1970 Census revealed that about 7% of all households within the City were overcrowded. The reduction in the rate of large families from 16% in 1970 to 12% in 1975 suggests that the rate of overcrowding has decreased to an estimated 5% over this five (5) year period.

Most overcrowding occurs among large families in rental units, especially in the low to moderate income ranges.

Special Needs

There are several types of households which have special needs or difficulties with respect to housing. These include the elderly, minorities, large families, families with female heads of household, the handicapped, and households displaced as a result of building activity.

(a) Elderly: The age distribution (Table 9) shows that Escondido has a higher share of elderly than the County as a whole. While persons over 65 years of age account for 10% of the County population, they comprise over 16% of the City's population. Due to their small household size, elderly heads of households comprise 27% of the total households in the City. The average annual income for elderly households is quite low, averaging about \$4,700. While some households obtain additional support from savings, many must depend on limited fixed incomes which continually shrink under inflationary pressure. One-third of elderly households pay over 35% of their income for rent (Table 6).

(b) Minorities: The City of Escondido contains a lower ratio of minorities than the County as a whole (Table 7); while 88% of all household heads in the County are white, 93% of the household heads in the City are white. There is approximately the same ratio of Latinos in the City as in the County (6%), while Indians also have a comparable concentration at 0.4%. Blacks represent a significantly lower percentage in the City at 0.2%, compared to 4% for the County. The median income for minority households is below the overall median, with Blacks and Indians earning 90% of the total median, and Latinos earning 80% of the total median. Housing is of lesser quality for minorities; while 97% of all housing is sound, only 86% of the housing occupied by minority heads of household is considered sound.

(c) Large Families: Large families, defined as households containing five or more persons, include 12% of the City total. These families have a higher median income, and a lower rate of poverty than the City average despite their size, and only about 29% of them are renters. However, large households with low-to-moderate incomes (560 large family households earn less than \$10,000 according to the 1975 census) have considerable difficulty finding adequate housing which they can afford. Most moderately priced rental projects contain only one and two bedroom units.

(d) Female Heads of Household: Nearly 22% of the households are headed by females. This rate is significantly higher for elderly households, reaching 45% for households with a head of household over 75 years old. Median household incomes are quite low at \$4,460, less than half the City average.

(e) Handicapped: The Comprehensive Planning Organization study indicates these are approximately 2200 handicapped persons living in Escondido. The new Senior housing project, Windsor Gardens, contains twelve (12) units designed for the handicapped. The total project contains 132 dwelling units and is located at 1600 West Ninth Avenue.

(f) Relocation Needs: Although no public projects are scheduled which will displace households, private redevelopment could displace a significant number of households. As of 1975, approximately 1250 housing units were located in the commercial or industrial zones. There is also a significant number of low density units in areas designated for medium or high density use which are likely targets for future private redevelopment. Many of these units are older and deteriorating, and house lower income households. It would be especially difficult for these households to find replacement housing.

Of the nonconforming units, 28% are mobile homes. These are contained in eight (8) mobile home parks, six (6) of which are in the C-G zone, one (1) in the CBD zone, and one (1) in the M-1 zone. These parks are quite old with a large percentage of small deteriorating coaches. Some have daily or weekly rates and accept vacationers with trailers or motor homes. Monthly rates range from \$60 to \$90. At least one park owns several units which are rented for \$160 a month, including the space. Most of the mobile homes are paid for and the license fee for the units is negligible, so that these units truly represent low cost housing.

Many of these mobile home parks are likely to fall to private redevelopment in the near future. The land is being assessed as commercial property, resulting in a value three times as high as the average for other conforming mobile home parks. The present use is therefore, not economically viable over the long term. In addition, most of these parks represent relatively large parcels of land, rendering them even more conducive to private redevelopment.

Concentration of Housing Needs

Special problems may be indicated by the geographical concentration of housing needs or population growth. Such concentrations are revealed by a census tract evaluation of housing and population characteristics.

Most of the older housing occurs within the original 1888 City Limits, namely south of Mission Avenue, north of Fifteenth Avenue, east of Upas Street, and west of Ash Street. Most of the housing in substandard condition also occurs within this area.

The census data yields a consistent finding with regard to the population in this particular area; most of the low to moderate income households are found there (Figure 5). A concentration of very low income households is found in Census Tract 206.01, bounded by Second Avenue and Fifteenth Avenue on the north and south, and by Centre City Parkway and Juniper Street on the west and east. The highest incomes

are found southeast of the City around Bear Valley Parkway and in the Country Club area.

Minorities, comprised mostly of Latinos, are most concentrated on either side of Centre City Parkway between Second and Fifteenth Avenues. There is a low concentration of minorities in the Country Club area.

An analysis of age distribution by area shows significant concentrations of both elderly and children (Figure 6). Persons 65 years of age and over are prevalent in the Country Club area, northwest of West Valley Parkway, north of the Central Business District, and at the east end of East Valley Parkwy. The East and West Valley Parkway locations contain many mobile homes units which accommodate a very high concentration of elderly. The Country Club area served the elderly when it was first developed. The downtown area serves small adult households, including the elderly, with its abundance of apartment units.

The areas with concentrations of children under 18 years of age are basically the single family housing communities, including the areas north of Lincoln Avenue, south of Bear Valley Parkway and Oak Hill Drive, and southwest of Ninth Avenue and Centre City Parkway.

Projected Five Year Need

The rapid growth in the Escondido area is expected to continue at a relatively steady rate (Figure 1). The current average growth rate of 6%, as well as long range projections, indicate an annual population increase of 3230 for the total General Plan area, in which about 80% or 2580 are projected to locate in the City. This growth rate translates into about 1680 household for the total planning area in which about 1340 are projected to be in the City. Assuming a 5% vacancy rate, the dwelling units needed annually would be about 1760 for the total planning area, including 1410 for the City. Over a five year period, these figures result in the following:

PROJECTED FIVE YEAR GROWTH

	<u>Population</u>	<u>Households</u>	Dwelling <u>Units</u>
City of Escondido	12,900	6,700	7,050
Unincorporated General			
Plan Area	<u>3,250</u>	<u>1,700</u>	<u>1,750</u>
Total General Plan Area	16,150	8,400	8,800

This growth will result in a 1985 population for the General Plan area of about 96,200. A long range forecast places the 1995 population for the General Plan area at approximately 117,300, based upon CPO projection.

V. FAIR SHARE ALLOCATION

The San Diego Association of Governments (SANDAG, formerly known as the Comprehensive Planning Organization) adopted the San Diego Regional Housing Plan in November 1974. An important part of the Plan identified the regional housing needs and developed a guide for local jurisdictions to equitably distribute lower income housing among the jurisdictions in the region.

In order to achieve regional housing assistance, SANDAG has prepared the Areawide Housing Opportunity Plan (AHOP). The AHOP, which, as of August 1981, is awaiting HUD approval, identifies lower income households requiring housing assistances, distributes the needs, and recommends one and three year goals for lower income housing for the San Diego region and for each jurisdiction in the region. Areawide Housing Opportunity Plan, SANDAG, February 1981.

Although the primary purpose of the AHOP is to present a comprehensive effort to obtain and equitably allocate Federal and State funds for housing assistance, the AHOP nevertheless represents a reasonable attempt to determine the distribution of housing in the San Diego region. For this reason, the City of Escondido's Housing Element uses the Housing Allocation Formula as a basis for its three-year goal for Lower Income Households to be assisted. Table 11 presents these goals, namely a total of 360 units to be assisted over the next three years (1981-1984).

As mentioned, the AHOP was prepared for the purpose of facilitating funding from the Federal and State governments. Given the current fiscal attitudes at these levels of government, the City does not expect such funding to be as readily available to local jurisdictions as in the past. Nevertheless, the three year goal of 360 units expressed in the AHOP represents a reasonable estimate of goals to be pursued in addressing the City's Fair Share of the Regions Housing Needs. The various strategies presented in Section I and presented in subsequent sections will directly or indirectly address these needs.

VI. AVAILABLE HOUSING SITES

Vacant land is currently available throughout the City for new housing (See Map 2). While much of this land is on the periphery of the City, there are sizeable tracts of land still available in close-in locations. This results in the availability of sites within the full range of zoning densities. There is also a significant number of large parcels which are substantially under-utilized. The following is a summary of vacant and under-utilized land, and the maximum number of dwelling units which can be built within each density range:

VACANT AND UNDERUTILIZED RESIDENTIAL LAND APRIL 1977

<u>Zoning</u>	<u>Density</u>	<u>Vacant</u>	<u>Substantially Underutilized</u>	<u>Potential DU's</u>
RE-20, 40; R-1-20, 40; PD	Low Low (1/2 du/ac)	1894 ac (58%)	128 ac (16%)	2260 du (15%)
R-1-6 thru R-1-15, PD	Low (3-7 du/ac)	1107 ac (34%)	497 ac (63%)	6740 du (46%)
R-2	Medium (7-15 du/ac)	184 ac (6%)	161 ac (20%)	4354 du (29%)
R-3, R-4	High (16-30 du/ac)	60 ac (2%)	8 ac (1%)	1515 du (10%)

A more extensive breakdown and methodology can be found in Table 12 and Appendix D.

Adequacy of Available Sites

Most of the available sites are provided with full public facilities and services. Police and fire protection are considered adequate with a maximum three to five minute response time to virtually all areas of the City. Water and sewer facilities are also currently adequate. Isolated surcharging of sewage and deteriorated sewer lines are scheduled for improvement in the five year Capital Improvement Program (C.I.P.). Other improvements and expansions of both sewer and water facilities are also programmed.

Major drainage improvements are needed in several areas before full development can be adequately accommodated. Assessment districts have been established which will help finance these projects as development occurs. All on-site improvements are provided for by the developer.

Parks are considered adequate for the City as a whole, especially regarding regional and City-wide parks. The acquisition and development of additional neighborhood and community parks is scheduled in the C.I.P.

Overcrowding of schools has become a problem at certain levels, and in various areas of the City. The Escondido Union High School District is currently overcrowded, while the Escondido Union School District has some of its elementary and middle schools overcrowded. It is estimated that all schools in this district may be overcrowded by July, 1979.

To alleviate this overcrowding, a fee for all new housing units constructed was implemented in January, 1979. This fee, ranging up to a maximum of about \$1,000 per unit, depending on the type of dwelling unit, will apply only as long as school facilities are overcrowded. It is also considered an interim solution until such time that a more adequate funding system is provided in the wake of the Proposition 13 tax limitation.

Suitability of Sites for Subsidized Housing

There are several objectives to consider in selecting a site for subsidized housing. One is accessibility to community facilities, particularly public transportation and shopping. This requirement is especially important for senior citizen projects, where transportation needs are considerable. Cost is another consideration, with the final cost per unit as the ultimate concern. Dwelling unit density and development costs must therefore be considered in conjunction with land cost. A third consideration is balanced neighborhoods. Subsidized housing should not concentrate low income households in just one area. Projects should not be limited to low income areas, but to the extent possible, be distributed throughout the City. The distribution of assisted housing is a major goal of the Section 8 Federal subsidized housing program, which allows eligible households to select their housing from the private marketplace.

In selecting sites, according to the above criteria, primary consideration should be given to publicly owned sites which are available for use.

VII. MARKET CONSTRAINTS

Housing need exists to the extent that the existing supply of housing fails to provide all economic segments of the community with decent, safe, and sanitary housing at affordable prices. An examination of the major factors contribution to the cost of housing will reveal the market constraints to meeting this need, and suggest which housing strategies and programs may be most effective.

Until recently, construction costs have been responsible for most of the cost of a house, with land accounting for less than one-fourth of the cost and builder's overhead and profit taking another 20 to 25%. In the past several years, however, the cost of land and site improvements has risen dramatically to where these costs are over one-third of housing cost, (Table 13). Financing is also taking a larger share, with interest rates increasing both for the builder and, more significantly, the buyer. Each one percent (1%) increase in interest rates on mortgages translates into about 75¢ per thousand dollars per month of payment on a 30 year loan.

The only component of housing cost which has seen a decline is the property tax, which was cut by one-half to two-thirds with the passage of Proposition 13.

VIII. STRATEGY

The data presented in this element point to several existing areas of need, as well as warn of potential problem areas. In formulating a strategy, these problem areas are identified and alternative approaches suggested as mitigation measures. The problem areas are also placed in priority according to the extent and severity of the need. These preliminary considerations will ensure a housing program which is both internally consistent, and consistent with the goals and objectives of this element.

The City's fair share allocation indicates that the provision of 120 lower income housing units annually, or 360 units in a three-year period, would represent a minimum good-faith effort. While some of these units may be provided by the private sector, (Table 11) the very low income and large families may require some form of subsidy.

In the past five years, over 400 units of lower income assisted housing have been provided, and in the past decade, over 800 units of lower income assisted housing have been provided through various programs. The City will continue this level of effort with the current and proposed programs outlined below and in the Implementation Section to follow.

Areas of need can be viewed in terms of both the housing stock and the occupant households. On the one hand, the housing stock is in relatively good condition. Many of the older or deteriorating units are among the 6% of housing units which are located in areas zoned for commercial or industrial use. Although private redevelopment of these areas may present a hardship to some of the affected household, such action is avoidably and must be anticipated. Additional private redevelopment may be expected where older single family units are in areas designated by the General Plan for high density residential use. Rehabilitation programs should be avoided in these areas unless it can be shown that the units are not in danger of short-term demolition. Instead, rental subsidies could be sought to help accommodate these

households, and low cost new construction would also be beneficial. Community Development Block Grant (CDBG) funds can be used for land writedown, offsite improvements, and permit processing fees to encourage such construction. Available data shows that most of these households will require one and two bedroom housing units, with one-third of the units comprising elderly households.

Despite the above limitation, there is a need for rehabilitation in certain areas of the City. The original incorporated portion of the City has some concentration of deteriorating housing. Assuming this housing is not likely to be demolished and that the housing is structurally sound, then subsidized rehabilitation may be in order. It must be recognized that any significant degree of deterioration may have a snowball effect, breeding further deterioration in areas where lenders are increasingly reluctant to invest money for improvements. Public improvements in such areas can further encourage and reinforce rehabilitation.

Rehabilitation efforts can also include housing code enforcement. Although this action can help to ensure the thorough upgrading of an area, there are potential liabilities. These involve the permanent displacement of households and loss of low and moderate cost housing if owners fail to bring their units up to code. However, rents and taxes will increase on those units which are improved. For these reasons, careful consideration should be given before implementing such a program.

The most widespread need for housing relates to households as much as to the housing units themselves; that is, the affordability of housing. Rental subsidies could be sought to assist lower income households in obtaining suitable housing, with the understanding that a large share of these households are elderly. It must also be assumed that some low to moderate income homeowners are paying excessive proportions of their income for housing. Although most have fixed mortgage payments, rising taxes, maintenance costs, and insurance rates can be burdensome to homeowners. The elderly, many of

whom are on fixed incomes, are especially susceptible to these economic pressures. Tax deferral and rehabilitation assistance programs could be of assistance.

Affordability situation is also critical for households desiring to become first time homeowners. Without equity, many households cannot now afford to purchase any form of housing. Beyond government subsidies, which are becoming nearly impractical in today's market, the areas where costs may be reduced are in construction cost, land cost, government processing time, fees, financing, investment buying, and a more adequate supply of housing.

The construction industry has tried to cut costs wherever possible in an effort to hold down the rising cost of housing. The possibility of offering "stripped down" models and should be explored, where carpeting, appliances, and other nonstructural items are not included in the unit. Such improvements may be added by the occupants at their discretion, and at whatever quality they can afford. Including these products in the cost of the house forces the buyer to take out a thirty year mortgage on a dishwasher, for example, which more than doubles its original price. Small homes designed for ease of adding on rooms would also permit families to expand their home as their family expands, delaying additional housing expenditures until household income has increased.

The practice of building a high priced home to justify the high priced lot should be discouraged. There is evidence that this is occurring in some areas, with the square footage and number of amenities increasing even as family size continues to fall, and prices continue to rise beyond the grasp of the marketplace. It must be recognized that a recession in housing is possible if current trends continue, especially with the new wave of mortgage rate increases.

Another method of reducing the cost of some new housing is to require a percentage of units in new projects, usually 15% of the project containing over 20 units, to be priced or rented below market

rates. This technique has shown only limited success as it is difficult to implement, and it creates a degree of hardship for market-rate buyers of renters who may end up subsidizing their low income neighbors.

A variation on this inclusionary technique now being developed by the County is to offer it in the form of an incentive, granting a 20% density bonus for developments which are either constructed under any state or federal program for lower income households, or which offer 15% of the units as rentals to subsidized households. This program has the advantages of being voluntary rather than mandatory, and of utilizing existing assistance programs, thus not placing a burden on the developer or other occupants of the development. The units must be made available at "fair market rent" as determined by the Department of Housing and Urban Development, either to a subsidized household, or, if none is available, to the general public.

This program will assist households holding a subsidy certificate to find an apartment. Such households sometimes cannot find an apartment with a market rent low enough to qualify under the program, especially when three or more bedrooms are needed. Even if no subsidies are available, the rent on the applicable units will be moderated by imposition of the rent ceiling. The current fair market rent,* including utilities, is as follows:

Studio -----	\$267
One Bedroom -----	\$327
Two Bedrooms -----	\$386
Three Bedrooms -----	\$463
Four Bedrooms -----	\$521

(*Source: Federal Register, March 1981.)

Building codes have been the target of some criticism for unnecessarily adding to the cost of housing. Efforts should continue to streamline these codes to be consistent with more cost and resource

efficient technologies in construction through periodic review. Development standards are another potential area for reducing costs. Requirements such as lot size, open space, and recreational facilities should be examined to determine if relaxation of these standards is appropriate.

The various government fees for development are an area where reductions are not considered practical. Previous City increases were discussed at length and found to be necessary to defray the financial impact of new development on existing residents.

The cost of land has been increasing faster than any other component of housing. While land accounted for 24% of the cost of a single family unit in 1976, it constituted 36% of the cost of 1979. The causes for this increase are a combination of high demand, and decreasing supply.

Investment buying has worked to increase the cost of both land and housing. Although most mortgage money insured by the Federal Government (Federal Housing Administration) requires owner occupancy, loans are still available for investors with relatively small down payments. Investors have been tying up homes and often selling them before they are completed - usually at a substantial profit. Discussions are now occurring at the State level concerning possible legislation to further limit investment home buying. At the same time the subdivision of remote land and land with significant environmental constraints is being sought. Current General Plan goals and policies advocate a compact urban form and the protection of environmentally sensitive areas.

The current situation of very high demand and limited supply also adds to housing cost. Rental rates and land costs are principally affected in a marketplace with a critically low vacancy rate. Housing availability is restricted when there is an inadequate choice in terms of location, housing type, size, cost, and tenure. In addition, landlords can be more selective, often excluding children

and pets. With regard to market rate housing, the City cannot act directly to alleviate this situation, but can only continue to ensure the availability of suitably zoned, buildable land and public services. However, in view of the very high cost of land, the construction of lower income subsidized housing can be facilitated through the use of block grant funds to write down the cost of the land and to provide public improvements.

The balance of availability between rentals and owner units is being evaluated by monitoring both the rate of conversions from apartments to condominiums, and the number of apartment units added to the housing stock.

Alternative forms of housing should not be unduly restricted, including mobilehomes and modular housing. Mobile homes are particularly valuable by virtue of the low down payment and monthly obligation. This life style is currently very popular with senior citizens.

Financing of homes is now undergoing changes to accommodate the evolving market situation. Graduated mortgages are now available which start with low payments, increasing the monthly obligation presuming the household income will increase. Extending mortgages to forty years is another method being considered to reduce the monthly obligation. Variable interest mortgages have also been introduced which adjust the interest rate on the loan according to the current market rate. This reduces the risk to lenders, allowing them to maintain a more steady flow of mortgage money, which in turn acts to reduce the historical boom-bust tendencies of the housing market. A reverse annuity mortgage is also being considered which would allow the elderly to borrow on the value of their home and receive monthly checks.

There are several population groups with special needs. The elderly have been mentioned as a prevalent low income group which may require assisted housing built to their specific needs. Female heads

of household also have a low median income. Like the elderly, they have until recently suffered under discriminatory practices in attempting to secure loans. Legislation now forbids such discrimination.

Ethnic minorities also have special needs. Of particular concern is the possibility of discriminatory practices which restrict housing opportunities for ethnic groups. Some housing projects are now participating in affirmative marketing programs which seek to insure equal opportunity in housing. These programs undertake outreach efforts to insure that all racial groups are aware of the housing opportunity and that the housing is fully available to them.

Discrimination in housing based on race, color, or national origin is a violation of both State and Federal law. This includes the sale or rental of housing or residential property, advertising the sale or rental of housing, the financing of housing, and the provision of real estate brokerage services. "Blockbusting" is also illegal, whereby homeowners are induced to sell their homes by creating the fear that actual, or prospective purchases, by members of a minority group will result in a loss of property values. The U.S. Department of Housing and Urban Development is attempting to make this law known with public service messages in the news media. Referral and counseling programs can also assist in this area and in all types of tenant-landlord disputes.

The Federal Law covering racial discrimination (Title VIII of the Civil Rights Act of 1968, as amended by the Housing and Community Development Act of 1974) also prohibits discrimination in housing based on religion or sex. All discrimination complaints are investigated by the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity. California Fair Housing Law (Part 5 of Division 24 of the Health and Safety Code) additionally prohibits discrimination in housing accommodations on the basis of marital status. Complaints are handled by the California Fair Employment Practices Commission.

Priorities

The degree of need in the various aspects of housing point to the following priorities:

1. Insure affordability of housing for moderate income households. Specifically seek adequate supply of rentals, especially those allowing children. Encourage lower cost ownership housing through provision of "no frills" housing, planned developments, mobile and modular housing, and promotion of alternative mortgages.
2. Insure provision of housing for low to moderate income elderly households. Federal and State subsidies, State property tax deferral, and local nonprofit corporation activity (i.e., Senior Housing Corporation) in conjunction with City assistance in the form of provision of improvements and waiving development fees are possible programs to meet this need.
3. Encourage assistance to low income households, primarily in the form of federal rent subsidies and state subsidies, if available.
4. Provide rehabilitation assistance for low and moderate income households where major private redevelopment is not anticipated.
5. Encourage an open housing market fully available to all regardless of race, ethnicity, religion, sex or age.

IX. IMPLEMENTATION: POLICIES AND PROGRAMS

This section consists of the current and proposed local policies and programs according to the particular housing goal each is intended to implement. The specific objective of each program is identified along with its source of financing, the agency responsible for implementation, and a reasonable time frame for achievement of each specific objective.

1. Maximize the affordability of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal viability of the City.

Current

- a. Site Availability - The current General Plan and ordinances of the City of Escondido encourage the development of a wide range of housing types with various densities. There is vacant land available within the City limits of Escondido providing for future development in a full range of housing densities. A large proportion of the existing housing stock in Escondido consists of mobile homes (about 16%) which allow opportunities for lower cost housing. Additional mobile home development can be expected in the future with added population growth. New mobile home parks may be permitted to locate on sites within the City through the application of specific R-T zoning, if the mobile home park development can meet required design standards, and be compatible with the surrounding development.

Proposed

- a. Development Standards - The City of Escondido will encourage and foster the construction of lower cost single family homes and mobile home parks by pursuing the revision of current residential development standards. The minimum lot size for detached housing will be reduced from the current 6,000 square

feet, possibly to as little as 3,500 square feet in certain circumstances, with appropriate revisions to setback, open space, and parking requirements. Also, mobile home park requirements will be relaxed with regard to recreational facilities and minimum park size. The Planning Department will undertake these revisions within one year of adoption of this element.

- b. Building Codes - Future improvements in the technology of pre-fabricated construction may provide significant means for reducing the cost of new housing. The full potential of this type of construction has not been realized. The City will incorporate appropriate revisions in existing building codes and inspection procedures to facilitate the use of pre-fabricated construction as more aspects of this technology become practical in the future.
- c. Economic Element - In the future the City should undertake preparation of the Economic Element to the General Plan. The purpose of this element would be to assess the probably fiscal impacts which various types of development might have on the City in terms of revenue generated through taxation, and projected public expenditures necessary to provide the needed public facilities and services. The long-term benefits and liabilities of the various types of residential development could then be compared.
- d. Mobile Home Taxation - The City should support legislation at the State level that would bring about taxation of mobile homes as real property. In addition to bringing about a more equitable distribution of tax revenues to local governmental jurisdictions, mobile home owners would be able to take advantage of the homeowners' property tax exemption, and elderly mobile home owners could have the option of utilizing the senior citizen property tax assistance program.

2. Accommodate the "Fair Share Allocation" of lower income housing through utilization of state and federal assistance programs.

Current

- a. Section 8 Existing - The City of Escondido has, through the San Diego County Housing Authority, participated in the Federal Section 8 housing assistance program since it became operational in 1976. The Section 8 program, authorized by the Housing and Community Development Act of 1974, is designed to assist those households receiving less than 80% of the region's average annual household income in finding adequate rental housing in the private housing market. Families who qualify for the program receive rent supplements for apartment units selected from the private market, in an amount which reduces their share of the rent to 25% of the family's adjusted income. The City currently has 424 allocated subsidies.
- b. Senior Housing - The City is financially assisting a 132 unit apartment project for the elderly and handicapped. This project, Windsor Gardens, is located near the intersection of Ninth Avenue and West Valley Parkway, and was completed in the fall of 1977. It is owned by a nonprofit Escondido Seniors Housing Corporation, and occupies a five (5) acre site leased from the City of Escondido for a nominal annual fee. The project is being financed through a loan insured by the FHA 221(d)(3) program. To assist in the completion of the multifamily project, the City of Escondido completed the necessary off-site street and drainage improvements and granted variances and exemptions from the normally required property development standards.
- c. Section 236 - There are several public assisted family rental projects within the City of Escondido, located at 810 North Juniper, 1125 North Broadway, and 500 North Midway Drive. These

three (3) multifamily projects consist of a total of about 378 units assisted under the Federal 236 program. These units are eligible for rent supplements in which a qualified low income family will pay 25% of its income toward rent, and the remainder of the rent is subsidized. Rental levels in these projects can only be increased to reflect changing costs upon the approval of HUD. At the present time, the Section 236 program, originally authorized by the Housing Act of 1968, is not in operation, so that no new multifamily construction under this program may be expected.

- d. Section 235 - Loans for the purchase of forty-five (45) single family homes in Escondido were insured under the Section 235 program. This program, also authorized by the Housing Act of 1968, was designed to enable low and moderate income families to purchase homes by insuring low interest mortgage loans. At the present time, this home purchase assistance program has limited utility in San Diego County due to a \$38,000 mortgage limitation, which is far below the median single family home sales price for this region.
- e. Senior Assistance - A State program offering property tax and rental assistance to senior citizens provides relief to taxpayers 62 years of age or older, with a household income of less than \$12,000. The amount of assistance can range from 4% to 96% of the property taxes payable on assessed valuation up to \$8,500, depending on the specific income level. Under this same program, elderly renters with an annual household income of less than \$5,000 are eligible for assistance ranging from \$9 to \$211 a month, in addition to the renters' credit allowed by California law.

Proposed

- a. Section 8 Existing - The City will continue to provide Section 8 rent subsidies through the County Housing Authority. A goal of 100 additional units in the next three years will be sought.
- b. Density Bonus - To facilitate the use of Federal and State lower income housing programs, and to encourage the provision of apartment units at fair market rents, the City will develop a density bonus provision for projects providing needed lower income units. This policy has recently been adopted by the County, and details for administration have not yet been worked out by the Housing Authority. However, the policy states that a 20% density bonus will be granted to projects constructed under any federal or state program, or projects constructed without assistance which set aside 15% of the units for Section 8 subsidized households. If such a household is not located by the Housing Authority to occupy the unit, it can then be rented to the general public at fair market rent, as determined by HUD.

This provision will be developed by the Planning Department within one year of the preparation of administrative procedures by the Housing Authority.

- c. Section 8 New Construction - The City will pursue the provision of lower income rental units through the Section 8 New Construction program in conjunction with the California Housing Finance Agency. Under this program, private developers receive a contract from HUD promising rent assistance payments for specified term, up to 30 years. CHFA may also provide low interest financing for the project. The City may further assist such projects by committing a portion of its Community Development Block Grant toward land write-down, offsite improvements and permit processing fees.

The City will seek to achieve 100 lower income units through this program in the next three (3) years. It is anticipated that approximately \$100,000 in CDBG funds will be necessary to

assist these units. The County Housing Authority will be responsible for implementing the project.

3. Maintain the existing housing stock as a source of low and moderate cost housing and as a conservation measure.

Current

- a. Rehabilitation Assistance - A housing rehabilitation program has been initiated under the administration of the County Housing Authority. Funded under the block grant program, this effort provides grants, low interest loans, and no interest deferred loans to low and moderate income households for housing rehabilitation. The boundaries have recently been expanded to include three (3) census tracts; 201.01, 205.00, and 206.02. Approximately \$70,000 has been budgeted from CDBG for housing rehabilitation in Fiscal Year 1981.
- b. Block Grant Improvements - The City has allocated a portion of its Community Development Block Grant Funds for street improvements in the same general area as the pilot neighborhood rehabilitation program. This project will provide public capital improvements in coordination with the rehabilitation efforts to further improve overall neighborhood viability. The work completed to date includes street paving curb and gutter improvements from Ninth to Thirteenth Avenue and from Quince to Upas Street. About \$250,000 of the 1979 Block Grant funds will be used for street improvements in this same general area.

Proposed

- a. Rehabilitation Assistance - Depending upon the progress of the block grant rehabilitation program, set aside an additional \$100,000 in the next three (3) years to subsidize the rehabilitation of approximately 30 homes.

- b. Rehabilitation Program Boundaries - Ask the Housing Authority to expand the boundaries of the rehabilitation program to include Census Tract 206.01, a portion of the Corridor Study Area, and an area of deteriorated housing and lower incomes. Also consider expanding the program to Citywide.
 - c. Public Improvements - The City will continue to maintain and improve the level of public services and facilities in older neighborhoods of the City. A portion of block grant funds to average at least \$100,000 annually will be put toward such improvements, concentrating on areas within the rehabilitation program.
4. Ensure a proper balance of rental and ownership housing units.

Current

- a. Monitor Apartment Supply - The Escondido Planning Department has initiated a process to monitor the relative rate of completion of new construction condominium units, and multifamily rental units. The rate of conversion of existing apartment units to condominiums and the rate of apartment construction are also being assessed. This process enables the City to evaluate current market trends in the production of ownership and rental units, and will alert the City of any apparent imbalance in such completions.
- b. Condominium Conversion Restrictions - Condominium conversions are required to meet all current requirements with regard to project size, density, parking, and open space before any approval is given.

Proposed

- a. Mobile Home Subdivision - In an effort to encourage the development of mobile home subdivisions, the minimum size of such a development will be reduced by one-half to five acres. Mobile home subdivisions, condominiums, and cooperatives allow those who prefer mobile home living the advantages of property ownership. This revision will be undertaken within one year by the planning Department.
5. Permit residential growth only within limits which allow the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements.

Current

- a. Environmental Review - The present City Environmental Assessment Process requires an analysis of the effect of proposed construction on the availability of public services. The developer must prove to the satisfaction of the City that a proposed development will not have an adverse effect on the availability of necessary public services and facilities to receive a favorable environmental impact assessment. The Planning and Engineering Departments are responsible for this task.
- b. Capital Improvements Programming - The City's five-year Capital Improvement Program ensures the proper sequencing of improvements to maintain an adequate level of service to residents.

Proposed

- a. Public Services Availability - As the rapid growth rate continues, it is necessary that the continuing availability of public services and facilities be carefully monitored. Programs to prevent shortages from occurring can then be properly planned.

6. Encourage a compact, efficient urban form which conserves land and other natural and environmental resources, and which respects natural topographic and drainage characteristics.

Current

- a. Open Space Element - The Open Space/Conservation Element of the Escondido General Plan has identified environmental protection areas within the Escondido Planning Area. These include significant recreational areas, agriculture, steep slopes, flood prone areas, natural drainage courses, and tree conservation sites. An Open Space (OS) Zone and Floodplain Zone have been established to implement the preservation and public safety goals of the Open Space Element. The administration of the Grading Ordinance allows for minimum disruption of identified steep slope areas.

Proposed

- a. Energy Element - In the future the City should undertake preparation of an Energy Element to the General Plan. This Element would outline the City's policies regarding energy conservation as part of development within Escondido, including energy-saving methods incorporated into the design of homes and other structures.
- b. Solar Energy - Efforts on the part of individuals, and private development firms to conserve energy and natural resources should be encouraged. A local project has incorporated solar energy units in a recently constructed subdivision of single family homes, utilizing a grant program funded by the Energy Research and Development Agency (ERDA). The developer of this project applied for similar funding to include solar energy units in another proposed subdivision. Also, individual homeowners may claim a state income tax credit for investments

made in home energy conservation facilities, such as solar heating.

- c. Zoning - Rezoning should be initiated to comply with the Open Space Element of the General Plan. The Open Space Zone, Residential Agriculture Zone, and Flood Plain Overlay Zone should be applied to prevent the intrusion of residential development into areas designated for open space. These areas include public recreation areas, areas designated for agriculture residential use on the General Plan, steep slopes, and flood plains.

7. Seek ways to eliminate all forms of discrimination based on race, ethnic background, religion, sex, marital status, or source of income in obtaining housing.

Current

- a. Neighborhood Housing Association - The County has contracted with the Neighborhood House Association to provide a Housing Component Program. This program provides information regarding tenant and homeowner legal rights. They aid low income households with contracts, leases, and other housing issues. They provide individual counseling, and operate several "hot lines" to assist with all types of housing needs: prevention of delinquencies, defaults, foreclosures, discrimination complaints, and other landlord-tenant problems.
- b. Housing Assistance Plan - The housing needs of low and moderate income households are identified in the City's three (3) year Housing Assistance Plan, contained in the Fifth Year Community Development Block Grant application. Components of this need are also identified, including minorities, households with a female head, and elderly. Goals are established, and the specific programs are identified for fulfilling these needs. These programs have been identified previously.

- c. Family Housing - The City encourages the provision of apartment projects which allow children by not allowing concessions in development standards in return for a commitment to exclude children from a project. As a rule, all projects must meet all standards and no projects are required by the City to exclude children.

Proposed

Referral Information - The City will provide referral information for reporting discriminatory practices in housing accommodations. Discrimination on the basis of race, color, religion, sex, or national origin is investigated by the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity. State Law also prohibits housing discrimination on the basis of marital status and complaints are handled by the California Fair Employment Practices Commission. All persons reporting possible violations to the Planning Department will be referred to the proper agency.

8. Update the Housing Element in 1984, and every 5 years thereafter.

This Housing Element shall be revised and updated within five-year intervals to incorporate new census data and to evaluate and update the implementation efforts. Additionally, an evaluation of the housing programs shall be incorporated into the Planning Commissions' Annual Report to the City Council.

MAP 1



51



PLANNING DEPARTMENT
CITY OF ESCONDIDO, CALIFORNIA

GENERAL PLAN PROGRAM
ESCONDIDO PLANNING AREA



VACANT RESIDENTIAL LAND
AS OF APRIL, 1977



Unless otherwise indicated, all data is from the 1975 Special Census.

TABLE I
INVENTORY OF HOUSING AND POPULATION
City of Escondido - January 1978

	<u>Dwelling</u> <u>Units*</u>	<u>Vacancy</u> <u>Rate **</u>	<u>Households</u>	<u>HH</u> <u>Size</u>	<u>Population</u>	
Single Family	12,100	51%	2%	11,860	3.1	36,500
Multifamily	8,030	34%	5%	7,630	2.0	15,000
Mobile Homes	3,620	15%	0%	3,620	1.8	6,500
	23,750	100%	3%	23,110	2.5	58,000
Group Quarter						500
Total Population						58,500

There are an additional 5,000 dwelling units in the unincorporated portion of the General Plan area housing approximately 15,000 persons. Nearly all of these units are single family.

* Based on 1975 Census plus new units certified for occupancy.

** Based on surveys as explained in text.

TABLE 2
HOUSING CONDITION

<u>SOUND</u>	<u>DETERIORATING</u>	<u>DILAPIDATED</u>	<u>BUILT PRIOR</u> <u>TO 1940</u>
16865 (96.7%)	503 (2.9%)	67 (0.4%)	1268 (7.3%)

TABLE 3
GROWTH PROJECTIONS*

	<u>Current City</u> <u>Boundaries</u>		<u>General Plan</u> <u>Area</u>	
	<u>Households</u>	<u>Population</u>	<u>Households</u>	<u>Population</u>
1975	18,363	49,197	24,400	63,900
1985	27,800	67,400	41,200	96,200
1995	32,600	77,500	51,200	117,300

* Adopted Comprehensive Planning Organization forecast.

TABLE 4

HOUSEHOLD SIZE

	UNITED STATES	CALIFORNIA	ESCONDIDO
1960	3.33	3.05	2.85
1965	3.29	3.02	2.97
1970	3.14	2.95	2.85
1975	2.94	2.74	2.65
Projected			
1985			2.40
1990			2.37
1995			2.35

TABLE 5

MEDIAN HOUSEHOLD INCOME

UNITED STATES	CALIFORNIA	SAN DIEGO COUNTY	ESCONDIDO
\$13,700	\$12,780	\$10,990	\$9,680

TABLE 6

INCOME-RENT RATIO

<u>INCOME TOWARD RENT</u>	<u>UNDER 65 YEARS</u>	<u>OVER 65 YEARS</u>	<u>TOTAL</u>
Less than 25%	4064 (72%)	951 (60%)	5015 (69%)
25-34%	515 (9%)	130 (8%)	645 (9%)
Over 35%	1049 (19%)	504 (32%)	1553 (22%)

TABLE 7

ETHNIC COMPOSITION-HOUSEHOLDS

WHITE	BLACK	LATINO	AMER. INDIAN	ORIENTAL	OTHER
17,065	44	1,035	77	87	66
92.9%	0.2%	5.6%	0.4%	0.5%	0.4%

TABLE 8

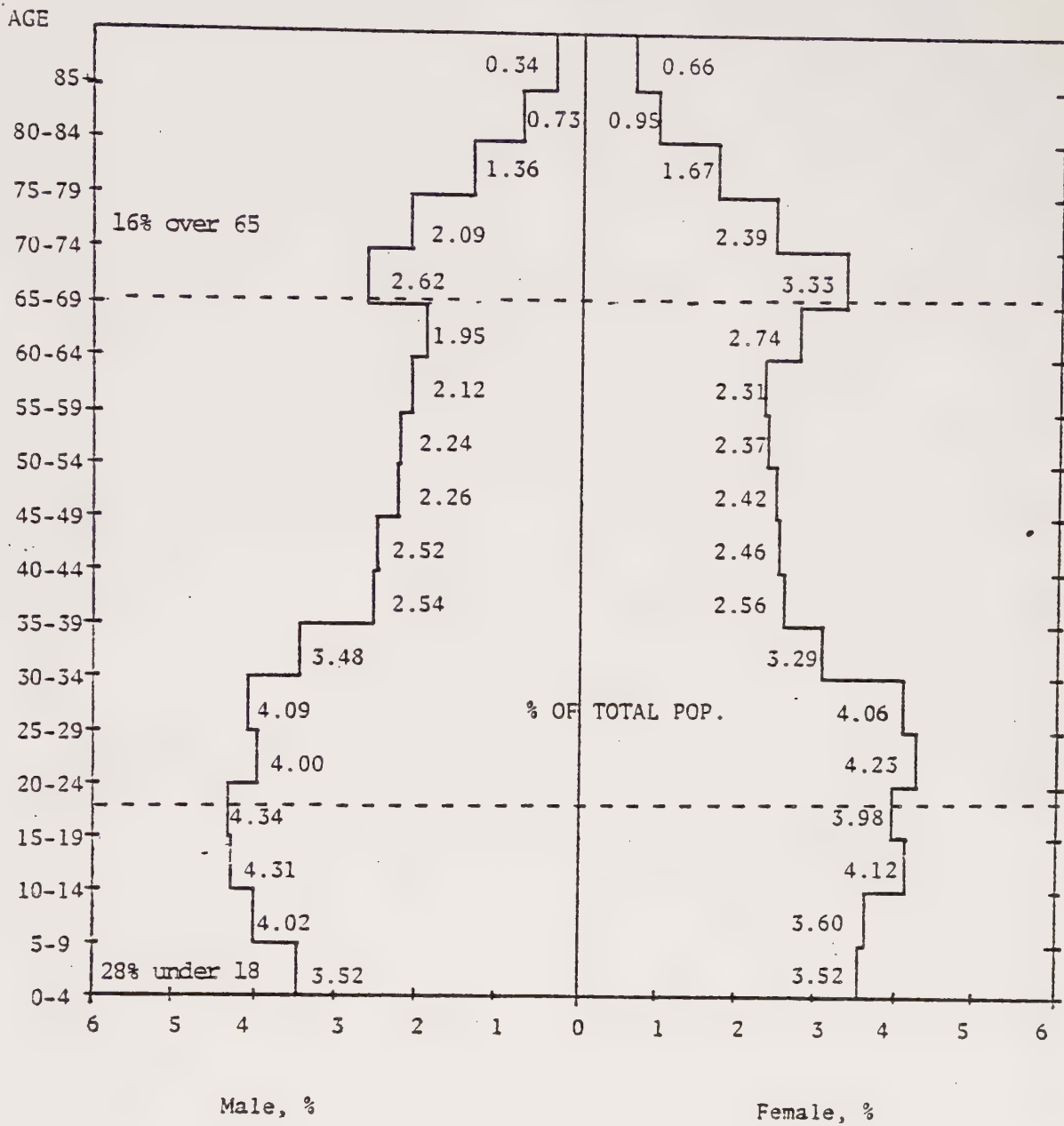
TENANCY AND VACANCY

	<u>Occupied Housing</u>	<u>Vacant Housing</u>
Owner	11,030 (60%)	For Sale 297 (1.5%)
Renter	<u>7,343 (40%)</u>	For Rent 769 (3.9%)
		Other Vacant* <u>302 (1.5%)</u>
		TOTAL 1368 (6.9%)

* "Other Vacant " includes under construction, held for occasional use, seasonal, migratory, and undetermined.

Table 9

CITY POPULATION 1975 CENSUS.



AGE DISTRIBUTION BY SEX

TABLE 10

CITY OF ESCONDIDO
NUMBER AND PERCENT OF DWELLING
UNITS BY HOUSING TYPE

	<u>Additional Units By Building Permits Issues</u>		<u>Total Units By Building Permits Issued</u>	
	<u>No. of Units</u>	<u>Percent</u>	<u>No. of Units</u>	<u>Percent</u>
<u>1975</u>				
Single Family Homes	376	41	10,721	50
Multiple	459	51	6,764	32
Condominiums	66	7	752	4
Mobile Homes	13	1	3,086	14
	<u>914</u>	<u>100</u>	<u>21,323</u>	<u>100</u>
<u>1976</u>				
Single Family Homes	588	36	11,309	49
Multiple	925	56	7,689	33
Condominiums	55	3	807	4
Mobile Homes	88	5	3,174	14
	<u>1,656</u>	<u>100</u>	<u>22,979</u>	<u>100</u>
<u>1977</u>				
Single Family Homes	426	25	11,735	49
Multiple	1,090	64	8,779	36
Condominiums	58	3	865	3
Mobile Homes	139	8	3,313	13
	<u>1,713</u>	<u>100</u>	<u>24,692</u>	<u>100</u>
<u>1978</u>				
Single Family Homes	763	41	12,498	48
Multiple	1,023	55	9,802	37
Condominiums	75	4	940	3
Mobile Homes	---	--	3,313	3
	<u>1,861</u>	<u>100</u>	<u>26,553</u>	<u>100</u>

1979

Single Family Homes	285	44	12,783	47
Multiple	125	19	9,927	37
Condominiums	242	37	1,182	4
Mobile Homes	---	--	3,313	13
	<u>652</u>	<u>100</u>	<u>27,205</u>	<u>100</u>

1980

Single Family Homes	207	41	12,990	47
Multiple	126	24	10,053	36
Condominiums	183	35	1,365	5
Mobile Homes	1	0	3,314	12
	<u>517</u>	<u>100</u>	<u>27,722</u>	<u>100</u>

TABLE 11

LOWER INCOME HOUSEHOLD ASSISTANCE
BY HOUSEHOLD TYPE AND TENURE
THREE YEAR GOALS
ESCONDIDO

Tenure and Type of Housing Assistance	Number of Lower Income Households to be Assisted			
	Total	Elderly/ Handicapped	Small Family	Large Family
1. Homeowner Goals				
a. New Construction	0	0	0	0
b. Rehabilitation	50	30	16	4
c. Total Owner Units	50	30	16	4
d. Percentage	100.0	60.0	32.0	8.0
2. Renter Goals				
a. New Construction	170	70	90	10
b. Rehabilitation	20	2	14	4
c. Existing	120	30	81	9
d. Total Renter Units	310	120	185	23
e. Percentage	100.0	32.9	59.7	7.4
3. Total Goals				
a. Number Units	360	132	201	27
b. Percentage	100.0	36.7	55.8	7.5

Source: Areawide Housing Opportunity Plan, SANAG, 1981.

TABLE 12

VACANT RESIDENTIAL LAND INVENTORY

April 1977

ZONE	DENSITY	VACANT		UNDERUTILIZED			APPROVED		TOTAL	
		AC.	POTEN.	EXIST.	POTEN.		PLANS		AC.	D.U.'s
			D.U.'s	AC.	D.U.'s	D.U.'s(A)	AC.	D.U.'s	AC.	D.U.'s
RE-40*	1.0	487.10	486	52.60	7	45	---		539.70	531
R-1-40	1.0	---	---	---	--	---	---		---	---
RE-20**	2.0	424.37	820	74.91	14	133	---		499.28	953
R-1-20	2.0	---	---	---	--	---	---		---	---
R-1-15	2.5	40.94	99	24.43	4	55	---		65.37	154
R-1-12	2.9	16.38	47	11.75	8	26	---		28.13	73
R-1-10	3.6	407.10	1464	204.34	51	681	---		611.44	2145
R-1-9	4.1	0.36	1	14.13	2	57	---		14.49	58
R-1-8	4.7	55.10	258	44.77	15	420	---		99.87	678
R-1-7	5.5	187.46	1028	131.69	52	670	23.57	104	342.72	1802
R-1-6	6.5	45.17	292	66.37	24	417	2.44	12	113.98	721
R-2-7	7.0	9.96	69	9.18	1	64	---		19.14	133
R-2-8	8.0	14.87	118	27.82	4	218	---		42.72	336
R-2-9	9.0	---	---	5.86	1	51	---		5.86	51
R-2-10	10.0	9.80	97	27.72	4	223	3.48	27	36.00	357
R-2-12	12.0	13.68	164	4.61	2	53	---		18.29	217
R-2-15	15.0	136.10	2009	90.47	35	1288	9.42	145	235.99	3442
R-3	22.0	55.94	1229	8.43	11	173	5.72	125	70.09	1527
R-4	30.0	3.79	113	---	--	---	---		3.79	113
PD:										
Escondido Hills										
	5.0	80.74	403	---	--	---	---		80.74	403
Von Seg.	3.0	274.24	822	---	--	---	---		274.24	822
Vista Verde										
	3.3	---	---	---	--	---	92.92	307	92.92	307
South East	1.5	189.93	189	---	--	---	---		189.93	189
*Wolford	0.2	128.57	25	---	--	---	---		128.57	25
Dixon	0.2	126.09	25	---	--	---	---		126.09	25
**RE-20 Steep Slopes										
	1.0	537.95	537	---	--	---	---		537.95	537
TOTAL	3.7	3245.64	10295	794.11		4574	137.55	730	4177.30	15599

TABLE 13

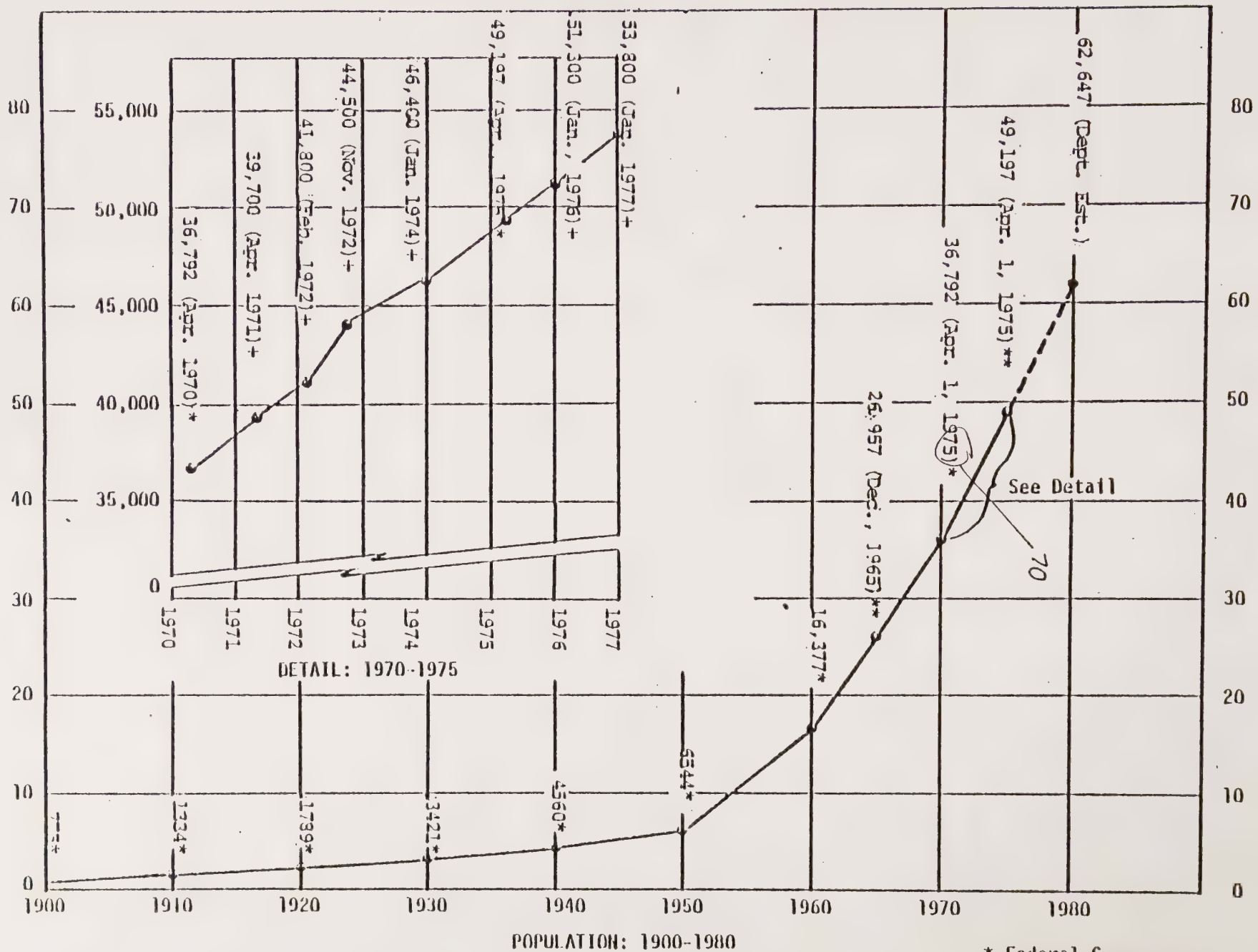
HOUSING COST COMPARISON - 1970-1979

	1970		1976		1979		1970-1979 % Change
	<u>\$</u>	<u>%</u>	<u>\$</u>	<u>%</u>	<u>\$</u>	<u>%</u>	
Construction	12,000	47.1	25,500	51.0	32,000	39.0	166.7
Land Plus Site Improvements	6,500	25.5	12,000	24.0	30,000	36.0	361.7
Sales & Marketing	1,250	4.9	2,000	4.0	3,799	4.5	196.0
Financing	2,250	8.8	3,000	6.0	6,000	7.3	166.7
Overhead, Etc.	1,000	3.9	3,000	6.0	4,200	5.2	320.0
Gross Profit	<u>2,500</u>	<u>9.8</u>	<u>4,500</u>	<u>9.0</u>	<u>6,600</u>	<u>8.0</u>	<u>164.0</u>
TOTAL	25,500	100.0	50,000	100.0	82,500	100.0	223.5

Note: Above cost data for typical 1,400 square feet, three bedroom,
1 3/4 bath, 2-car garage, composition roof.

Source: City of San Diego, Planning Department, July 1981.

Figure 1
POPULATION IN THOUSANDS



* Federal Census
** Special State Census
+ State Estimate

Figure 2

NUMBER OF DWELLING UNITS BY TYPE
1965-1977

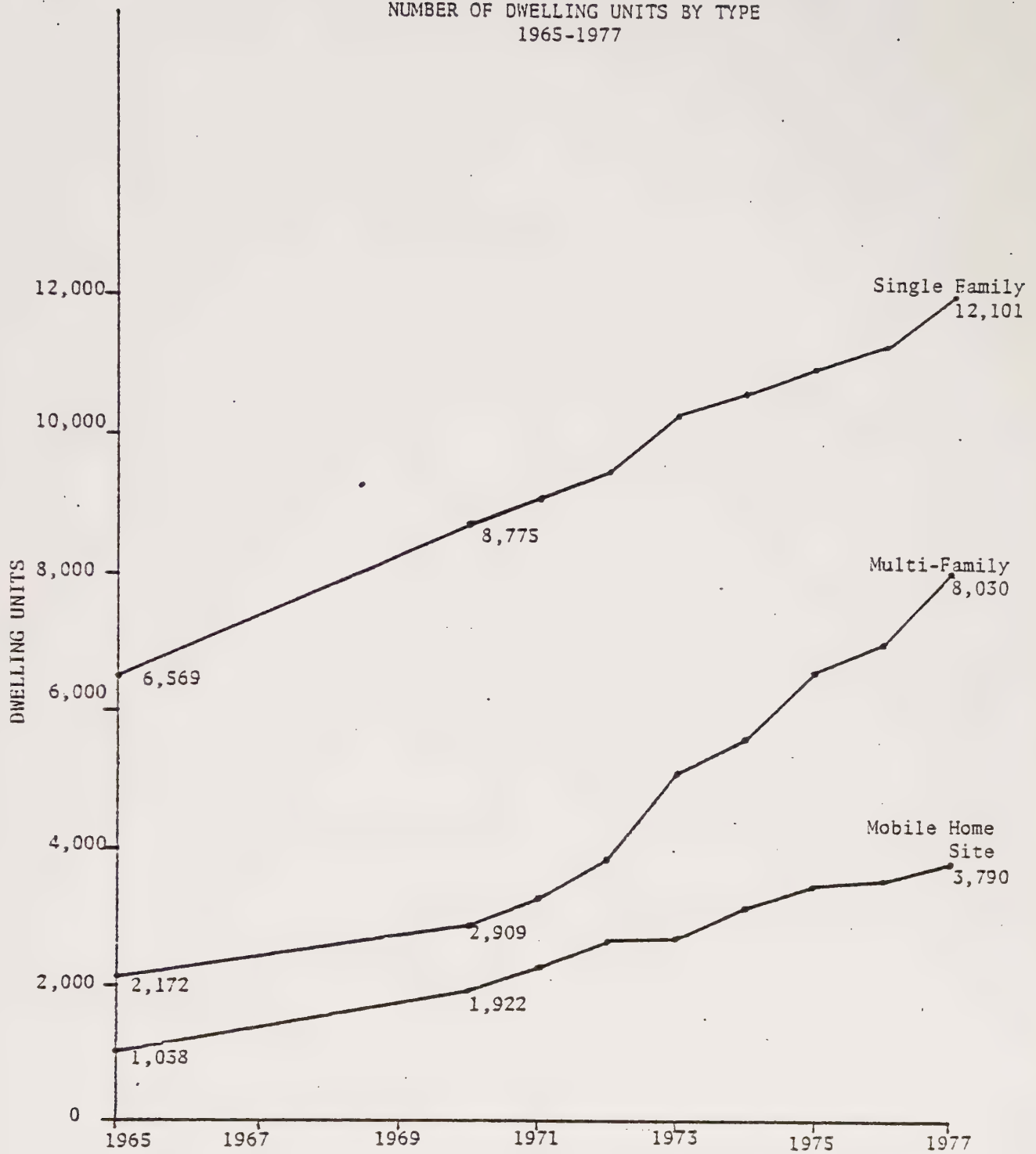
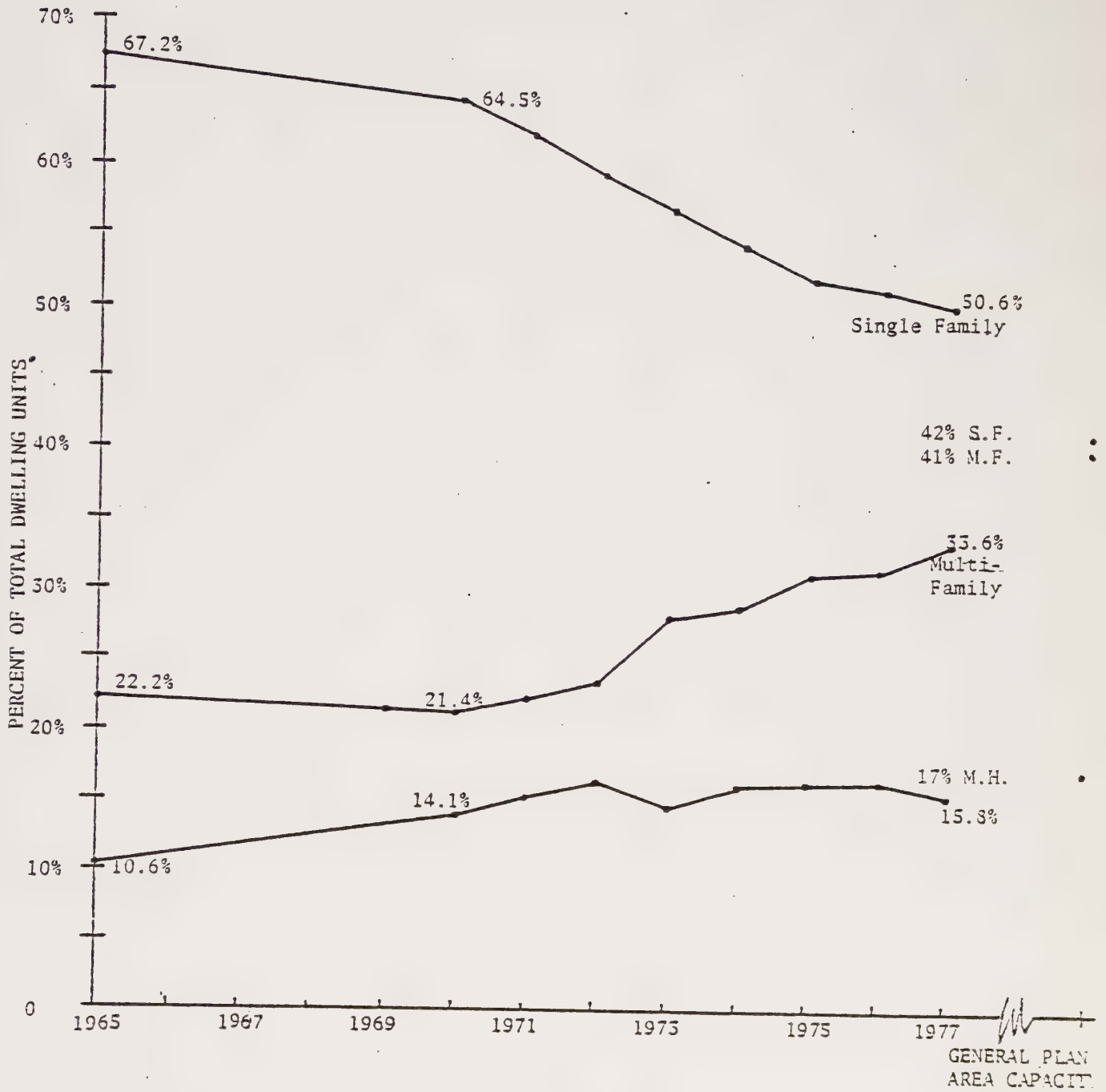
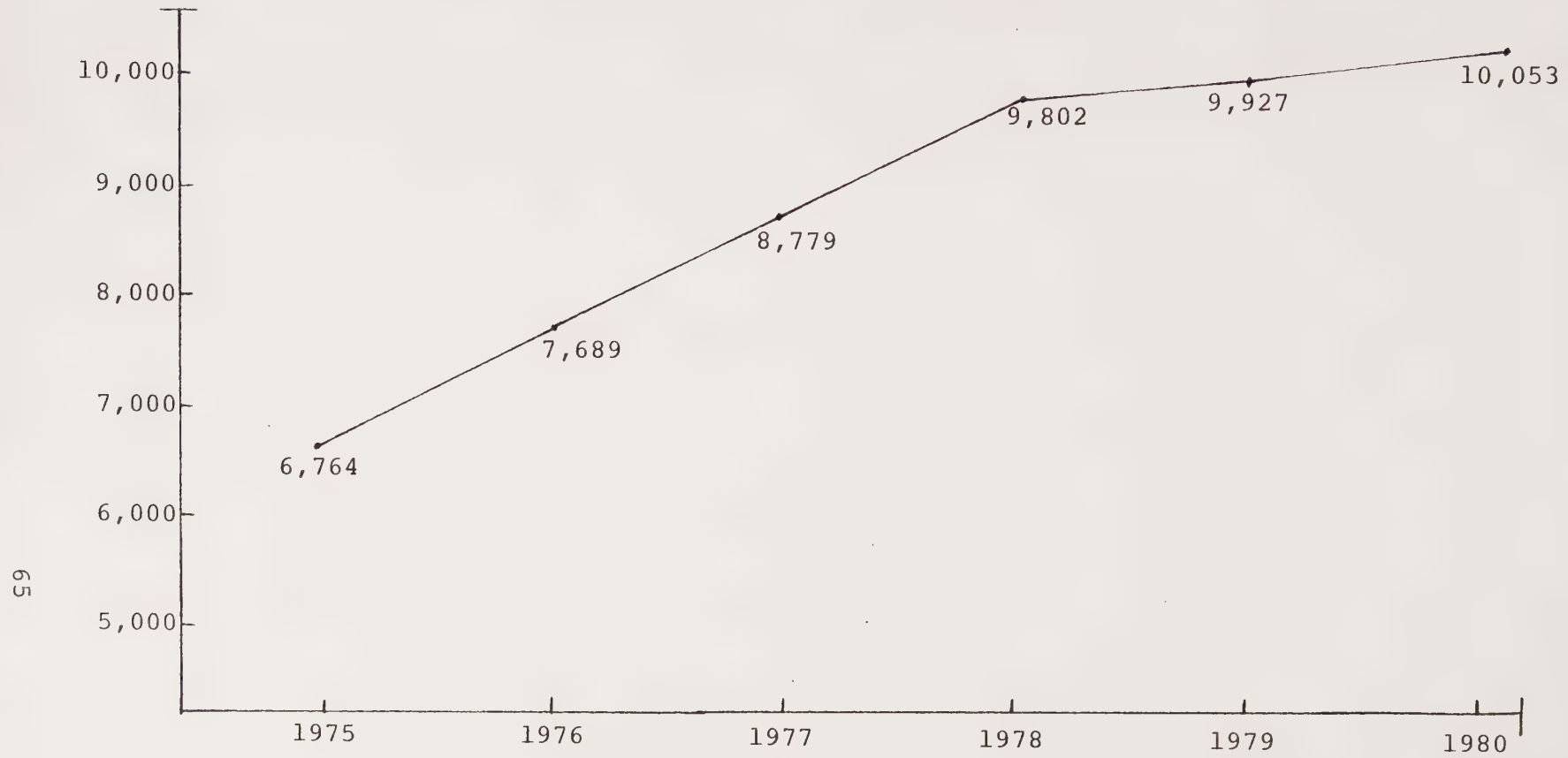


Figure 3

PERCENTAGE DISTRIBUTION OF DWELLING UNITS BY TYPE
1965-1977



Number of Rental Apartments by Building Permits Issued



Rental Apartments As A Percentage of Total Housing Stock

99

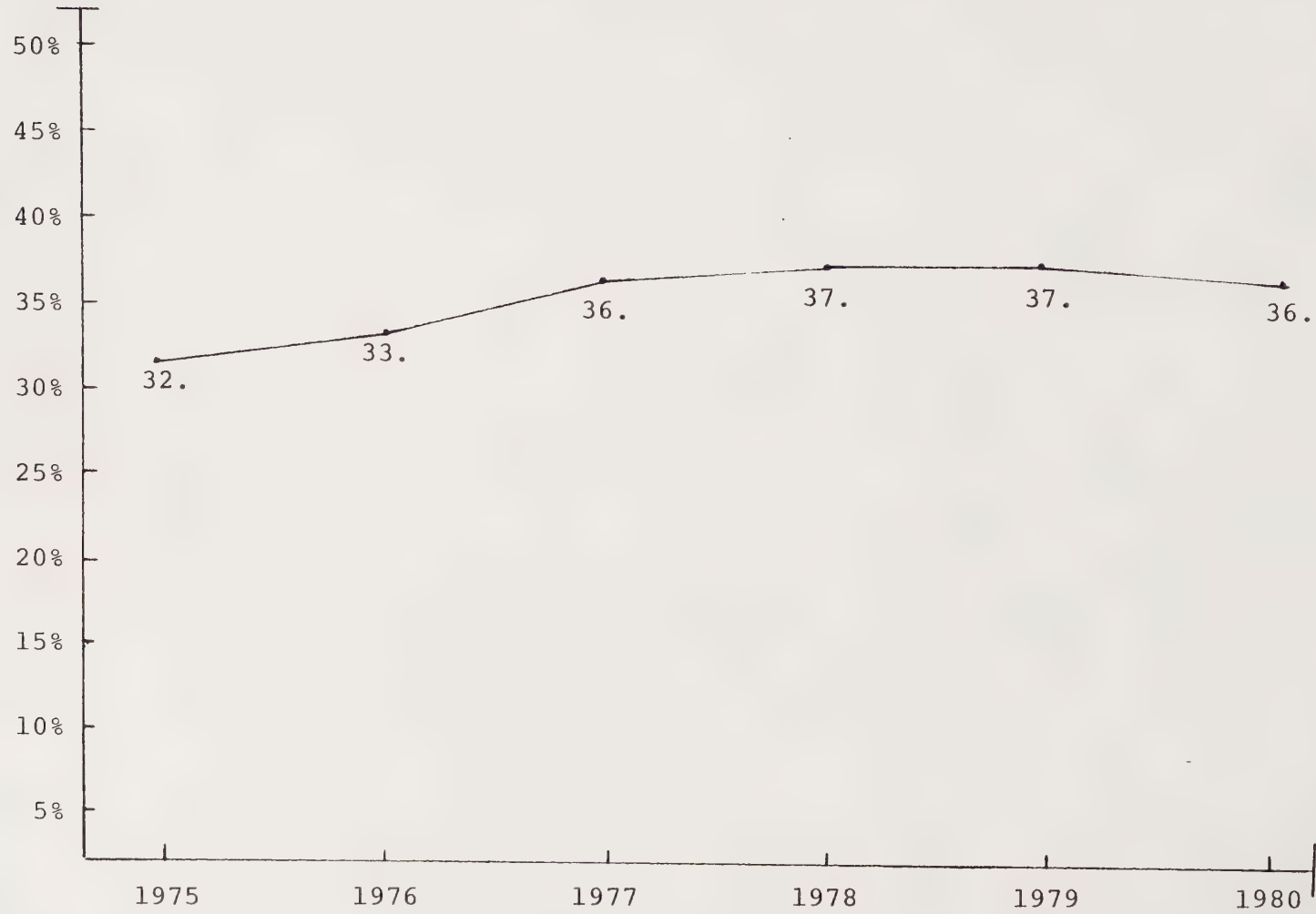
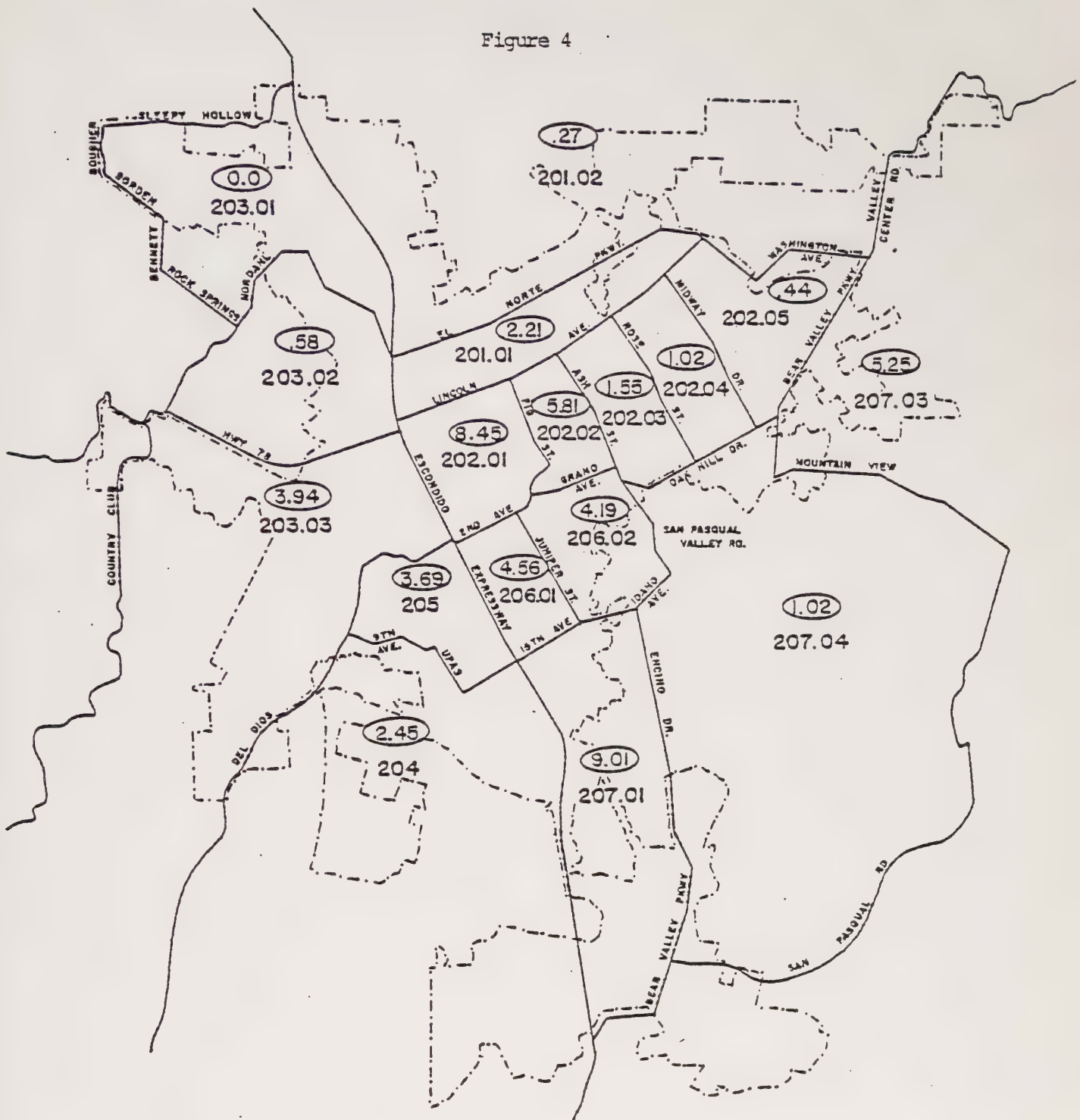


Figure 4



PERCENT OF DWELLING UNITS IN LESS THAN SOUND CONDITION BY CENSUS TRACT

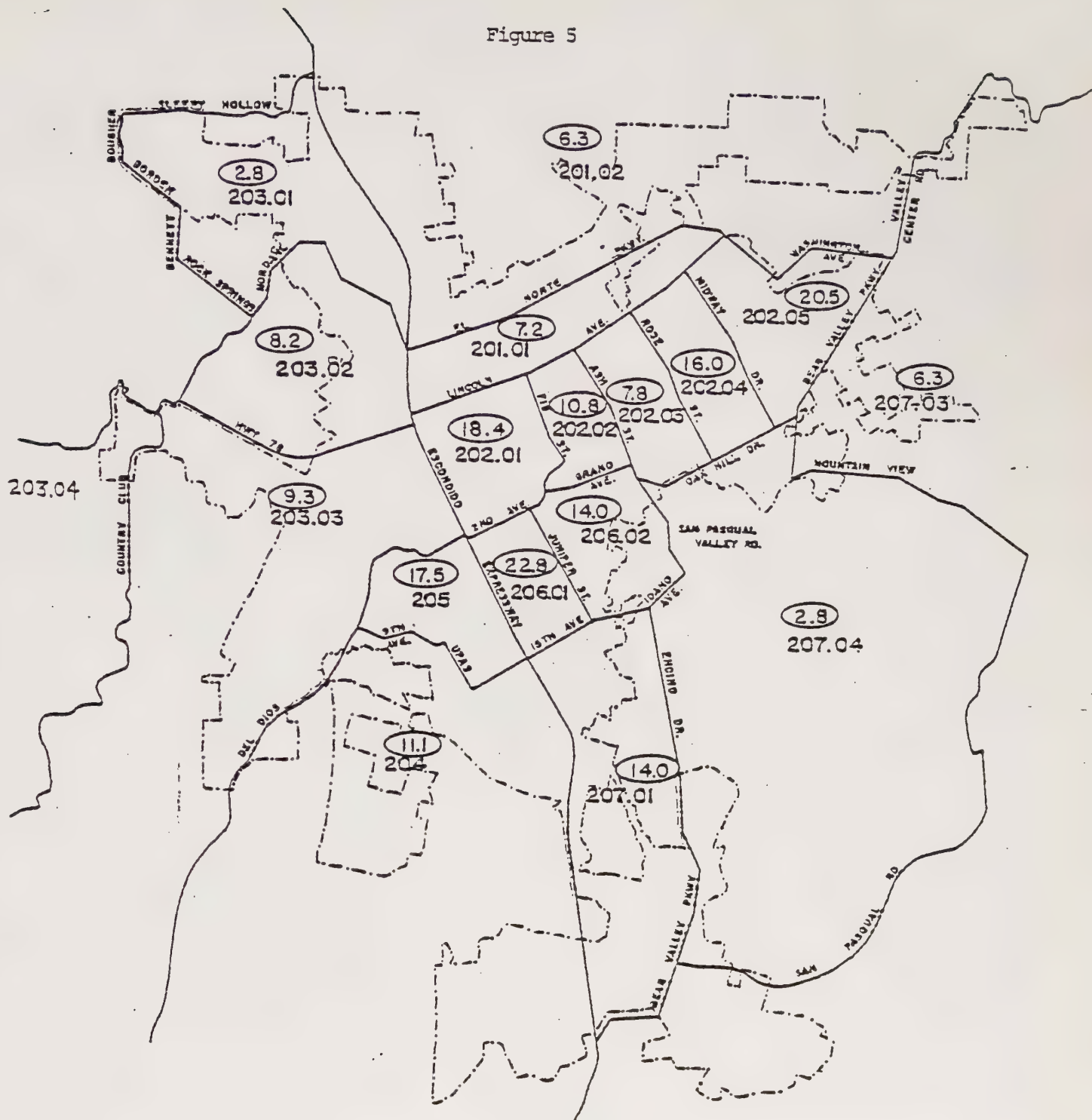
LEGEND

203.3 CENSUS TRACT NUMBER

(3.54) PERCENT OF DWELLING UNITS
IN LESS THAN SOUND CONDITION

Source: 1975 State Dept. of Finance
Special Census of Escondido. Data
for areas within City Boundaries only.

Figure 5



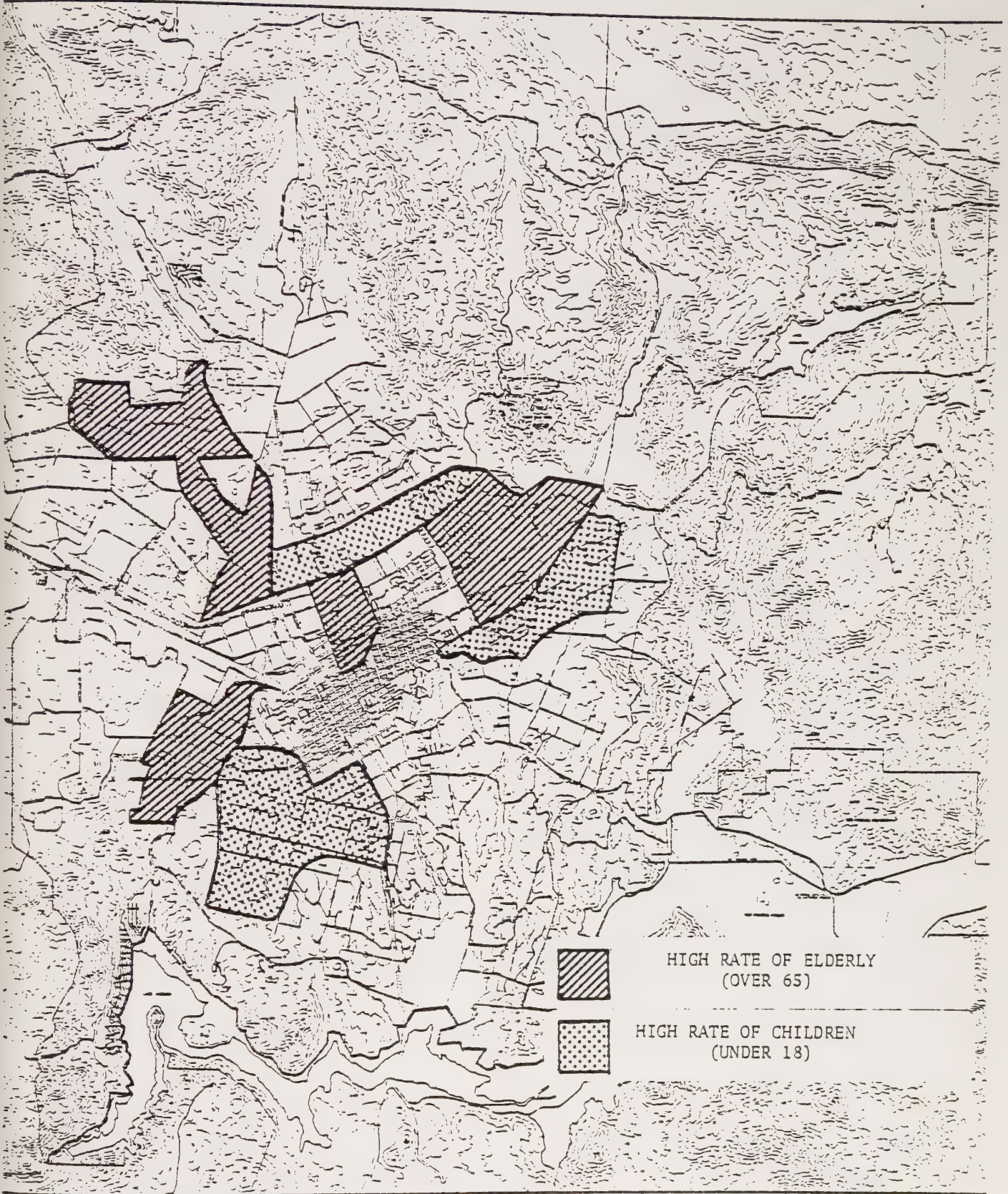
PERCENT OF TOTAL HOUSEHOLDS LIVING BELOW POVERTY LEVEL
BY CENSUS TRACT

LEGEND

203.3 CENSUS TRACT NUMBER

10.5 PERCENT OF HOUSEHOLDS
BELOW POVERTY LEVEL

Source: 1975 State Dept. of Finance
Special Census of Escondido. Data
for areas within City Boundaries only.



APPENDIX A

HUD HOUSING PROJECTS IN ESCONDIDO (July, 1978)

MISSION TERRACE APARTMENTS

810 N. Juniper Street, Escondido
745-3549

36-1 Bedroom @ \$148
54-2 Bedrooms @ \$195
32-3 Bedrooms @ \$210

(Includes carpets, drapes, utilities, covered carports)

Tenants do not have to qualify as low income family.

ESCONDIDO PARK APARTMENTS

1125 N. Broadway, Escondido
745-5115

32-1 Bedroom @ \$120
102-2 Bedrooms @ \$142
30-3 Bedrooms @ \$161

(Gas only included; carpets, drapes)

Tenants have to qualify as low income family.

ESCONDIDO APARTMENTS

500 N. Midway Drive, Escondido
747-3670

2-story (660 square feet)

92-1 Bedroom @ \$145 (or \$198
exception)
36-Rent supplements
(Pay one-fourth of income)

(Includes gas and electric; carpet, drapes, covered carports, gardener, air conditioning, weekly potluck, laundry facilities.)

Rent dependent upon income.

APPENDIX B

INDEX OF LOCAL PROGRAMS

Federally Funded

1. Housing and Community Development Act (HCDA)
2. Rent Assistance Programs
 - a. Traditional Housing
 - b. Section 8
3. Section 202 — Direct Loans for the Elderly or Handicapped
4. Section 312 — Rehabilitation Loans
5. Section 235 — Home Ownership Assistance for Lower-Income Households
6. Section 515 — Rural Rental-Husing Assistance
7. Urban Homesteading
8. Title I Insurance — Property-Improvement Loans

State Funded

9. California Housing Finance Agency — Mortgage Financing
10. California Housing Finance Agency — Neighborhood Preservation
11. Farmworker Housing — Grant and Predevelopment Loan
12. Urban Predevelopment Loans

Locally Funded

13. Marks-Foran Residential Rehabilitation Act/SB 99 — New Construction
14. Municipal Housing Finance Agency
15. Tax Increment Financing through California Redevelopment Law

Locally Initiated

16. Zoning and Land-Use Regulation
17. Land Write-Downs and Land-Banking
18. Anti-Redlining Practices
19. Code Enforcement
20. Inclusionary Ordinances
21. Codes
22. Reduction of Red Tape
23. Speculation Controls
24. Rent Stabilization
25. Occupancy Ordinances
26. Growth Management
27. Local Housing Elements
28. Cooperative Housing
29. Administrative Variations for Housing Production
 - a. Community Development Commission
 - b. Area Housing Councils

APPENDIX C

METHODOLOGY IN ASSESSING HOUSING NEED

Number and Type of Dwelling Units is based on 1975 Special Census Figures, plus units certified for occupancy since the census.

Household Size is derived from the 1975 Special Census.

Vacancy Rate is based on both a postal vacancy survey and account of inactive utility meters, both conducted in November, 1977.

Population estimate is derived from the above figures.

Condition of Housing is based on the 1975 Special Census (See Appendix D).

Age of Structures is based on the 1970 Census plus units certified for occupancy since that year.

Costs, Rents, and Affordability of Housing is based on a survey of rentals and housing for sale in the area and the 1975 Special Census.

Overcrowding is based on the 1970 Census.

Special Needs data is from the 1975 Special Census.

Projected Growth and Projected Family Size is interpolated from a long range forecast provided by the Comprehensive Planning Organization.

Determination of Number and Percentage of Rental Apartments: The number of attached dwelling units, i.e., two or more dwelling units per structure, was determined in 1975 through the census. Intervening years were determined through building records of additional units certified for construction.

The ratio of the number of rental apartments to the total number of housing units, determined in a similar fashion, was then calculated and plotted on the second graph: Number of Rental Apartments by Building Permits issued, 1975-1980.

A spot check of housing condition by the Planning Department showed that the number of deteriorating and dilapidated units is reasonably accurate, though somewhat overstated in the census results.

Fair Share Allocation is derived from a low and moderate income housing allocation contained in the Comprehensive Plan for the San Diego Region - Vol. 4 Housing (January, 1975), by the Comprehensive Planning Organization.

APPENDIX D

ASSESSMENT OF HOUSING CONDITION

The following instructions were used by census enumerators in categorizing the condition of housing:

Look at the outside of the structure as you approach each house or apartment building. If possible, as you go around the block, look at the sides and back as well as the front of the structure. During the course of your interview, observe the interior, if you conduct the interview inside. In multiunit structures, always observe the condition of the halls and stairways. These are good indications of the condition of the whole structure.

The enumerator will judge the condition of each housing unit visited, by observation. Under no circumstances should the occupants' opinion be asked, nor should the enumerator be influenced by neighborhood, age of structure, or the characteristics. The unit should not be judged by its surroundings (neighborhood), nor by its neat or drab appearance.

Classify classification of housing on your first visit. If no one is at home, the classification should be put on the register (in paren's.) under Col. 7. On the basis of observation, the housing unit is classified as:

1. Sound Unit

In most units which are sound, you will see no defects. However, if there are some slight defects such as lack of paint, you should still mark the housing unit as sound. Slight defects can normally be corrected during course of regular maintenance.

2. Deteriorating Unit

Defects in deteriorating units are more serious, but do not extend over large areas. A deteriorating house needs more repair than would be provided in course of regular maintenance and indicated lack of proper upkeep. Whenever repairs are needed for a house so that it will continue to provide adequate shelter of protection against the elements, report it as deteriorating. One defect serious enough to be listed as intermediate is enough to classify a house as deteriorating.

3. Dilapidated Unit

A dilapidated unit must have one or more critical defects or a combination of intermediate defects (depending on whether these defects taken together indicate a house as no longer providing safe and adequate shelter). The defects of dilapidated housing are either so critical or so widespread that structure should be extensively repaired, rebuilt, or torn down.

4. A Unit of Inadequate Original Construction

A unit constructed of makeshift material or inadequately converted from a place not originally intended for living quarters.

DEFECTS

The types of defects relate to weather tightness, extent of disrepair, hazards to physical safety, and inadequate or makeshift construction. Defects may be classified as (a) slight, (b) intermediate, or (c) critical, depending on extent or degree.

Slight Defects

Lack of paint, cracked windows.
Slight damage to porch or steps.
Slight wearing away of mortar
between bricks or masonry.
Broken gutters or downspouts.

Small cracks in walls, plaster, or chimney.

Slight wear on floors, doorsills or door frames, window sills or window frames.

Intermediate Defects

Holes, open cracks, rotted, loose or missing materials in foundation, walls, roof, floors, or ceilings, but not over large area.

Some rotted or loose window frames or sashes, no longer rain or windproof.

Broken or loose stair treads, broken, loose, or missing risers, balusters, or railings of inside or outside stairs.

Deep wear on doorsills, door frames, steps or floors, inside or outside.

Missing bricks or cracks in chimney not serious enough to be fire hazard.

Makeshift chimney, such as stovepipe or other uninsulated pipes leading directly from stove to outside through hole in roof, wall, or window.

Shaky or unsafe porch, steps, or railings.

Several broken or missing window panes.

Critical Defects

Holes, open cracks, or rotted, loose or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over large area of foundation, outside walls, roof, chimney, or inside walls, floors or ceilings.

Substantial sagging of floors, walls, or roofs.

Extensive damage by storm, fire or flood.

CAUTIONS

- a. Neighborhood - Evaluation standards should be uniform, regardless of neighborhood or occupants. Judge condition of each unit on its own merits.
- b. Lack of Paint - Lack of paint alone does not justify classifying unit as deteriorating, but watch for defects resulting from lack of paint-rotting or deep wear. Examine for such defects even if unit is newly painted.
- c. Attractiveness & Cleanliness - Disregard attractiveness or dreariness of unit or furnishings. Judge structural condition of unit, not taste or housekeeping standard of occupants.
- d. Age of Structure - Age of structure does not determine condition of unit, hard wear, and maintenance determine condition. Old fashioned facilities or design should not influence judgement.
- e. Exterior Covering - Simulated stone or imitation brick siding are sometimes used to conceal defects. Check for defects in other parts of structure, particularly in rear. Check any place where siding is coming loose or where any portion of wall is visible beneath siding.
- f. Multiunit Structure - Defects in part of structure common to all units—foundation, roof, walls, stairwells, etc.—are applicable to each unit. If defects are not common to entire structure, judge each unit separately.
- g. Structural Attachments - Consider attached portions—sheds, barns, garages, etc.—only if they are used as part of the living quarters.

RESOLUTION NO. 79-109

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ESCONDIDO, CALIFORNIA, ADOPTING
A HOUSING ELEMENT OF THE ESCONDIDO GENERAL
PLAN

WHEREAS, the Planning Commission of the City of Escondido has, by Planning Commission Resolution No. 3054 approved a Housing Element of the General Plan after holding duly noticed public hearings thereon; and

WHEREAS, this City Council has held a public hearing after due and legal notice thereof as required by law; and

WHEREAS, the Environmental Impact Report which was prepared for this project has been reviewed and considered by this City Council; and

WHEREAS, this City Council is desirous at this time and deems it to be in the best public interest to so approve a Housing Element;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true and correct.
2. That, upon due consideration of all the evidence submitted, a Housing Element of the General Plan of the City of Escondido is hereby adopted. A copy of said Housing Element of the Escondido General Plan is on file in the Office of the City Clerk of the City of Escondido.

PASSED, ADOPTED AND APPROVED by the City Council of
the City of Escondido, California at a regular meeting thereof
this 11th day of July, 1979.

AYES : Councilmen: BEST, BITTNER, DANELL, HARMON, RADY

NOES : Councilmen: NONE

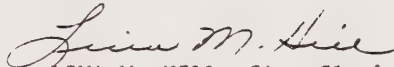
ABSENT : Councilmen: NONE

APPROVED:



DOUG BEST, Mayor of the
City of Escondido, California

ATTEST:



LINA M. HILL, City Clerk of the
City of Escondido, California

RESOLUTION NO. 81-266

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ESCONDIDO, CALIFORNIA, AMENDING
THE HOUSING ELEMENT OF THE ESCONDIDO
GENERAL PLAN

WHEREAS, the Planning Commission of the City of Escondido has by Planning Commission Resolution No. 3489 approved an amendment to Housing Element of the General Plan after holding duly noticed public hearings thereon; and

WHEREAS, this consists of numerous changes listed on the attached Exhibit "A" and incorporated by reference herein; and

WHEREAS, this City Council has held a public hearing after due and legal notice thereof as required by law; and

WHEREAS, the Environmental Impact Report which was prepared for the original adoption of said Housing Element is deemed sufficient environmental review of this Amendment; and

WHEREAS, this City Council is desirous at this time and deems it to be in the best public interest to so amend the adopted Housing Element;

NOW, THEREFORE, BE IT RESOLVED by this City Council of the City of Escondido, California, as follows:

1. That the above recitations are true and correct.
2. That, upon due consideration of all the evidence submitted, the Housing Element of the General Plan of the City of Escondido adoption July 11, 1979, is hereby amended to include all changes listed in Exhibit "A", attached. A copy of said amendment to the Housing Element of the Escondido General Plan is on file in the Office of the City Clerk of the City of Escondido.

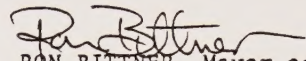
PASSED, ADOPTED AND APPROVED by the City Council of
the City of Escondido, California at a regular adjourned
meeting thereof this 30th day of September, 1981.

AYES : Councilmen: BEST, BITTNER, DANELL, HARMON, RADY

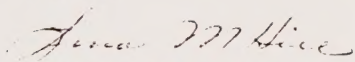
NOES : Councilmen: NONE

ABSENT : Councilmen: NONE

APPROVED: .


RON BITTNER, Mayor of the
City of Escondido, California

ATTEST:


LINA M. HILL, City Clerk of the
City of Escondido, California

U.C. BERKELEY LIBRARIES



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